



PUTTERILLS

est. 1992

7 Badminton Close, Bragbury End, SG2 8SR

Price £429,995

Well presented 4 bedroom detached house in popular cul de sac.

This well presented detached house is situated in a popular cul de sac within easy reach of the local shops and transport links. The property benefits from gas heating to radiators and double glazing throughout. The accommodation comprises: entrance hall, sitting room, dining room, kitchen and cloakroom. There are 4 first floor bedrooms and a family bathroom. Outside there is a pretty, secluded rear garden, front garden, single garage and driveway parking. Viewing highly recommended.

Bragbury End is situated just East of Knebworth village. Knebworth is within a short drive and has a busy High Street with a good mix of shops including 2 chemists, post office, library, doctors surgery, 2 dentists, butcher, Cooperative general store, churches and recreational grounds with tennis courts and a bowling green. Other outlying villages, as well as Stevenage, provide good shopping and leisure facilities, and Mainline stations to London's Kings Cross. Hitchin, Welwyn Garden City, St Albans and the County Town of Hertford are an easy drive away.

Proximity

All times & distances are approximate as a guide only.
Stansted airport 25 miles - 45 mins
London Heathrow Airport 42 miles - 55 mins
Luton Airport 14 miles - 25/30 mins
Welwyn Garden City 7 miles
Hertford 7 Miles
St Albans 16 miles
M25 circa 16 miles
A1(M) Junction 6 - 4 miles
Kings Cross 30/35 minutes by rail (Via Knebworth)

The accommodation is
glazed UPVC front door to:

Entrance lobby 6'7 x 4'7

A welcoming approach to the accommodation with coving to ceiling, radiator and doors to:

Cloakroom

Recently refitted with a contemporary white suite comprising low level WC and wall mounted wash handbasin with chrome taps, vanity unit under and attractive tiled splash-back. There is a radiator, opaque window to the front and wood effect vinyl flooring.

Sitting room 16'5 x 12'3

A well proportioned dual aspect room with patio doors to the rear garden and a window to the front. There is coving to ceiling, 2 radiators, fireplace

with pine surround and coal effect gas fire, TV aerial socket, telephone point and opening to:

Inner lobby 5'9 x 4'9 (1.75m x

With deep understairs cloaks cupboard, coving to ceiling and doors to:

Dining room 11'5 x 10'2

A bright and airy room with patio doors leading to the rear garden, radiator, coving to ceiling and built in pine bookshelves.

Kitchen 11'5 x 8'1 (3.48m x

Fitted with a range of cream shaker style wall and base units with butchers block working surfaces above, tiled splashback and ceramic sink with chrome

mixer tap. Appliances include integrated dishwasher and fridge/freezer together with space for oven with concealed extractor fan above and space for washing machine. There is a wall mounted gas boiler providing for heating and domestic hot water, inset ceiling spotlights, timber floorboards, window to front and stable style door to side.

TURNED STAIRCASE FROM INNER LOBBY TO FIRST FLOOR

Landing

With window to side, timber balustrade, hatch to loft and doors to:

Bedroom 1 13'4 x 9'10 (4.06m)

A good size double room with mirror fronted wardrobes, coving to ceiling, window to rear and radiator.

Bedroom 2 10'4 x 10'4 (3.15m)

Another double room with window to rear and radiator.

Bedroom 3 10'4 x 8'1 (3.15m x

With windows to front and side, radiator and fitted bookshelves.

Bedroom 4 10'5 x 6'3 (3.18m)

Currently being used as an office with fitted bookshelves and a desk, window to front, radiator and airing cupboard housing hot water cylinder.

Bathroom 8'1 x 7'3 (2.46m x

Fitted with a coloured suite comprising bath with chrome taps, pedestal wash handbasin with chrome taps, low level WC and shower cubicle with bi fold doors and chrome wall mounted shower. There are ceramic floor tiles, tiled walls with part timber panelling, fitted bathroom cabinet, radiator and high level window to side.

Outside

Rear garden

A particular feature of the property, this well stocked rear garden has a paved patio immediately to the rear of the property with steps up to a lawn. There is a rockery planted with an array of alpines and further borders of shrubs and perennials with a restful water feature. The garden is bound by timber fencing and there is security lighting.

Front garden

Mainly laid to lawn with some planting to borders and an outside light.

Single garage & driveway

With up and over door, light and power, useful work bench and personal door to rear garden. There is an additional space to the rear for garden tool storage. A driveway affords parking for up to 3 vehicles.

Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED, 01438 817007.

Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





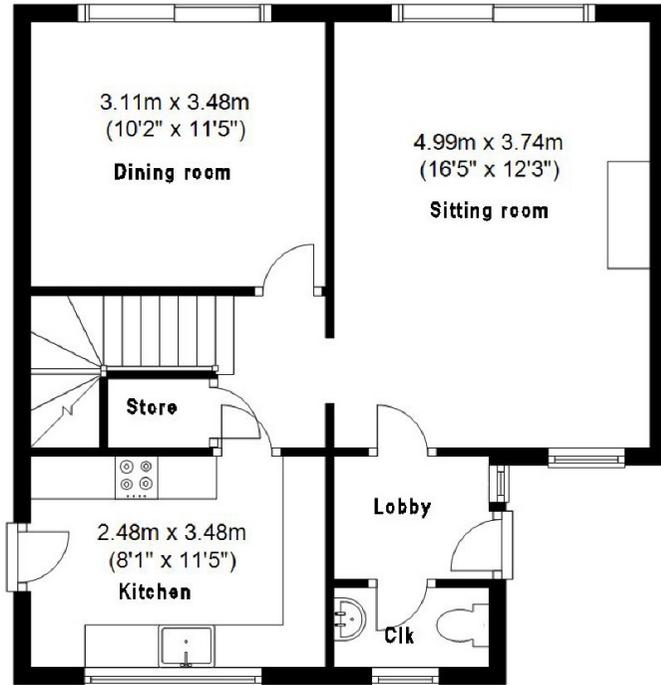






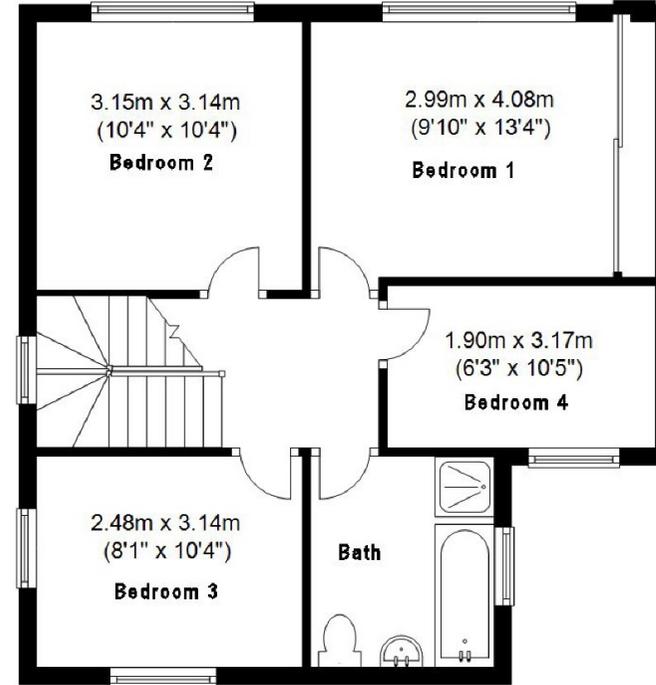
Ground Floor

Approx. 50.4 sq. metres (542.9 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.8 sq. feet)



Total area: approx. 100.9 sq. metres (1085.8 sq. feet)



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