



PUTTERILLS

— est. 1992 —

2 Gun Meadow Avenue, Knebworth, SG3 6BS

Price £775,000

Extensively refurbished detached chalet residence in village cul de sac location.

This beautifully refurbished and 'virtually' re-built detached chalet residence of 1838 sq ft, boast contemporary elevations beneath a red newly tiled roof and occupies a generous south facing plot with borders onto open land at the rear. The extensive works, carried out over the past year or so have created a truly unique and very fashionable home with high end fittings and extremely adaptable accommodation. This includes a generous central hall with staircase, impressive open plan kitchen/family/dining room with designer units and integrated Siemens appliances, 3 modern bath/shower rooms, 3 double bedrooms, study (bedroom 4 if required), comfortable sitting room and well equipped utility. Features include ceramic tiled flooring with wet underfloor heating system to the ground floor (carpeted master bedroom, radiators on the first floor) and Cat 5e wiring throughout. Situated in a small close of just 9 individual properties, this lovely home is within a short distance of all village amenities including the mainline rail link with direct access to London Kings Cross.

Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include a chemist, post office, library, doctors surgery, 2 dentists, Co-op general store, Indian restaurant, Chinese take away, café, wine merchants, junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and childrens play area. The village also offers a private members Golf Club and on the outskirts is a Fitness centre with gymnasium and pool facilities. London is easily accessible by road via the A1(M), or the mainline rail link (Kings Cross approx 32 minutes).

Proximity

All times & distances are approximate as a guide only: Stansted airport 24 miles - London Heathrow Airport 40 miles - Luton Airport 13 miles - Welwyn Garden City 6 miles - Hertford 7.5 miles - St Albans 15 miles - M25 circa 15 miles - A1(M) Junction 6 - 3 miles - Kings Cross 30/35 minutes by rail

The accommodation is arranged as follows:

Contemporary front door with full length opaque side window leading to:

Entrance hall 16'2 narrowing to 9' x 16'8 max (4.93m narrowing to 2.74m x 5.05m)

This lovely and very well lit approach has a turning staircase with glass balustrade leading to first floor, inset spot lighting and ceramic tiled floor with wet underfloor heating system. Solid timber doors lead to:

Cloakroom / Shower room 8'8 x 3'10 (2.64m x 1.17m)

New and elegant white suite comprising a concealed dual flush WC, wash hand basin

on a floating stand with mixer tap and cupboard below. Tiled cubicle with sliding glass screen and integrated hand held shower with monsoon head above. Complementary tiling to walls, ceramic tiled floor with wet underfloor heating system, extractor fan, designer chrome heated towel rail and double glazed window to the front.

Sitting room 16'4 x 11'1 (4.98m x 3.38m)

Double glazed window to the front and ceramic tiled floor with wet underfloor heating system.

Kitchen / family room 23'10 x 18'9 (7.26m x 5.72m)

This outstanding dual aspect room is superb for the growing family and provides bi-fold doors leading to the terrace and a double glazed window to the side. The kitchen area is tastefully fitted with an extensive range of Italian designer Scavolini wall and base units incorporating Quartz working surfaces, and fully integrated German Siemens appliances to include a four ring induction hob with

concealed extractor above, oven and microwave (both of which are wi-fi controlled), fridge and freezer, contemporary breakfast seating for three people, Integrated dishwasher, cutlery and spice drawers, ceramic tiled floor with wet underfloor heating system, spot lighting and door to:

Study 8'10 x 8'8 (2.69m x 2.64m)

This flexible room has ceramic tiled floor with wet underfloor heating system and double glazed window to the rear.

Utility room

Fitted with wall units with work top and sink, 250ltr pressurised hot water system and an efficient A+ Worcester Bosch boiler. Central hub for electrical, TV and future alarm wiring.

Bedroom 1 (Ground floor) 20'7 max x 12'9 (6.27m max x 3.89m)

Another impressive room with double glazed window to the front and door to:

En-suite shower room

This automatically lit space has a new and contemporary white suite comprising two moulded wash hand basins on a floating stand with mixer tap and cupboard below, concealed dual flush WC, double shower cubicle with fixed glass screen, integrated hand held shower and contemporary monsoon head. Designer chrome heated towel rail, ceramic tiled floor with wet underfloor heating system contemporary tiled walls, extractor fan, inset ceiling spot lights and double glazed window to the side.

STAIRCASE FROM ENTRANCE HALL
LEADING TO FIRST FLOOR:

Landing

Velux window to the rear, radiator and a deep lit eaves cupboard. Doors lead to:

Bedroom 2 17'4 x 13'4 (5.28m x 4.06m)

A generous double room with double glazed window to the rear overlooking the garden and the open land beyond, radiator and inset spot lighting.

Bedroom 3 16'10 x 13'4 (5.13m x 4.06m)

Another generous room with double glazed window to the front, radiator and inset spot lighting.

Bathroom

New and elegant white suite comprising panelled bath with integrated mixer tap and shower spray, dual flush WC, wash hand basin on a floating stand with mixer tap and cupboard below, designer heated towel rail, fully tiled walls, extractor fan, inset ceiling spot lights and a window to the front.

Outside

Front garden

The property is approached via a shingle carriage driveway with circular lawn and planter along with parking for around 5 cars. There is an RCD main water proof socket, LED timed wall lighting and side access leading to:

Rear garden

Contemporary granite patio leading onto a neat lawn with side sleeper planter, fence boundaries and borders onto open land at the rear. RCD protected water proof mains socket, LED timed wall lighting, Hot and Cold external taps, RCD power supply in readiness for a shed.

General specification

Acoustic fabric: All internal ground floor walls are built of heavy density blocks, and the internal doors are 40mm fire rated (low sound transmission throughout)

Loft insulation: High end U values achieved of circa 0.17 using high end insulation and vapour barriers throughout (cool in summer and efficient even spread of heat in winter).

External render: Self-coloured resin based 'rendaid' product (low maintenance).

Data wiring: Cat 5e solid wiring to all smart TV's and bedside cabinets, wireless access point (WAP) facility wired to first floor landing (all wired back to the study complete with external comms incomer to provide easy distribution via router).

Satellite wiring: CT100 cabling to all TVs + 5 separate legs wired to external dish position (would facilitate autonomous signals to each room and standalone control via SKY or Virgin services).

Under floor heating: 120m of UFH in all ground floor areas run from 5 separate control circuits for comfort and economy.

Lighting: Efficient LED lighting in all areas c/w economic sensor control in shower

rooms and utility.

Ceramic floor: High end plank floor tiles with designer Conran tiles in the showers and bathrooms.

Fire Alarm: Linked heat & smoke alarms to all areas, mains wired with lithium back up batteries.

Doors & Windows: High end branded Velux & Rehau products throughout with quality locks and running gear.

Council tax & EER

Council Tax Band -

Energy Efficiency Rating (EER) -

Viewing information

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

Disclaimer

Putterills endeavor 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.

Please note

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Fixtures & Fittings

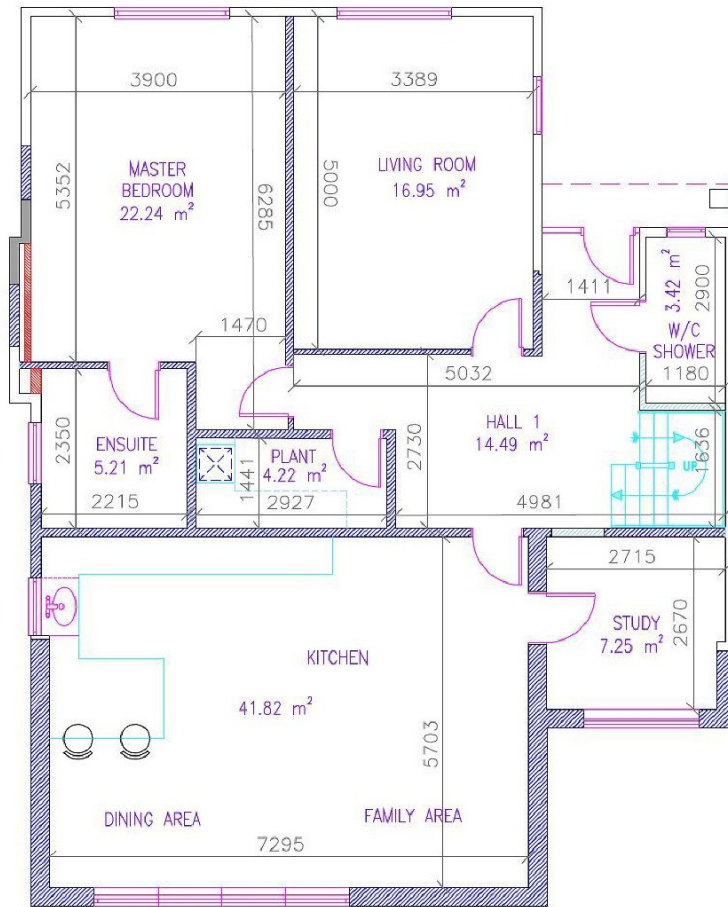
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.







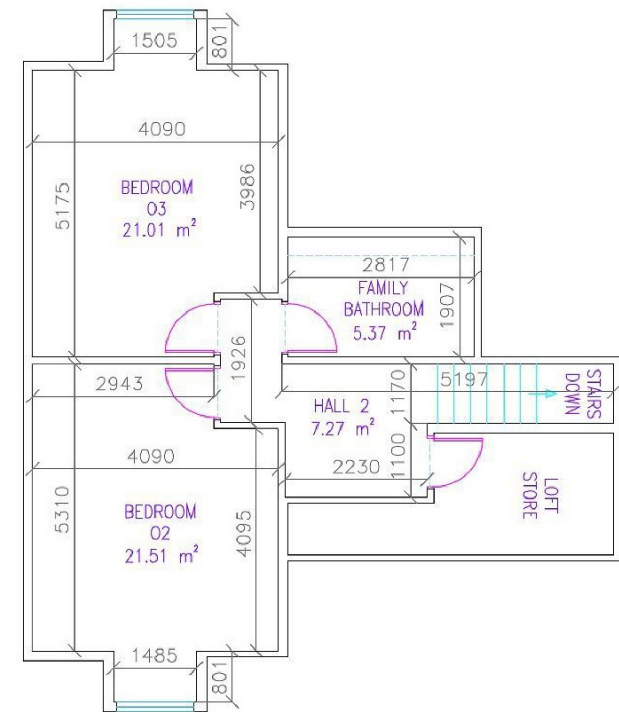




1244 sq ft

GROUND FLOOR PLAN

total of 1838 sq ft



594 sq ft

FIRST FLOOR PLAN



PUTTERILLS

est. 1992

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