



## 4 bedroom home with beautiful kitchen dining room and scope to extend (STC)

This extended detached family house has been tastefully decorated and is situated in a popular cul-de-sac within easy reach of the local shopping parade and transport links. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises: entrance hall, inner hall, sitting room with stone fireplace, beautiful kitchen/dining room, study/playroom, cloakroom, 4 bedrooms & contemporary shower room. Outside is a well stocked rear garden with greenhouse, attached single garage that would lend itself well to conversion into further living accommodation (subject to normal consents and building regulations) and a driveway providing parking for 2 cars. There is scope for further extension (again STC & BR). VIEWING HIGHLY RECOMMENDED.

### The area

Bragbury End is situated at the southern end of Stevenage and is conveniently placed for Knebworth and other outlying villages as well as Stevenage itself which provides extensive schooling, shopping and leisure facilities and a British Mainline station to London's Kings Cross. Hitchin, Welwyn Garden City, St Albans and the County Town of Hertford are just a drive away. Closeby Knebworth village is a short driving distance and has shops that adequately cater for daily needs. These include: 2 chemists, post office, library, doctors surgery, 2 dentists, Cooperative general store, builders merchants, well regarded junior/mixed infant school, churches and a recreational ground with tennis courts, bowling green and childrens' play area. On the village outskirts is Knebworth's private members Golf Club and a Fitness centre with gymnasium and pool facilities. The County Town of Hertford is within a short driving distance and London is easily accessible by road via the A1(M), or the mainline rail link (Kings Cross approx 32 minutes)

### The accommodation is arranged as follows:

Half glazed panelled front door leading to:

#### Entrance hall 16'1 x 3'10 (4.90m x 1.17m)

Attractive oak flooring, 2 ceiling lights, skylight, cloaks cupboard, door to garage and a multi-paned glazed door to:

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#### Cloakroom 5'6 x 2'11 (1.68m x 0.89m)

Fitted with a low level WC with concealed cistern and a wall mounted hand basin with mixer taps and tiled splash back. There is a ceiling light, extractor fan and ceramic tiling to the floor.

#### Sitting room 19'2 x 10'11 (5.84m x 3.33m)

Decorated in neutral tones with a bow window to the front, this lovely sitting room has a feature fireplace of Stone with an electric coal effect fire, oak flooring, radiator and ceiling light.

#### Study / playroom 10' x 10' (3.05m x 3.05m)

A bright and versatile room currently in use as a study, with sliding glazed door and window to the rear garden, radiator, ceiling light and laminate flooring.

#### Kitchen/ dining room 22' max x 13'01 max (6.71m max x 3.99m max)

This lovely room has been thoughtfully fitted by the current owner to provide a country style kitchen that is open plan to the dining area. Fitted with a range of oak fronted base units, complemented by cream painted wall units - all with pewter effect hardware. In addition there are some glazed display wall units that are lit from within. Granite effect work surfaces incorporate a white ceramic sink with mixer tap and built-in drainer set beneath a window to the rear that overlooks the garden. Appliances include two integral Neff ovens, integrated microwave, and a wine cooler. There is space for a dishwasher and washing machine. (Both a range style electric cooker with 5 ring gas hob and a free-standing fridge freezer may be available for purchase by separate negotiation.) The kitchen has a vertical radiator, ceiling light and terracotta tiling to the floor which extends through to the dining area, where there is space for a table and chairs, a ceiling light and sliding patio doors to the patio and rear garden beyond.

TURNING STAIRCASE FROM INNER HALL LEADING TO FIRST FLOOR:

#### Landing 13'3 x 6'1 WT 9'8 (4.04m x 1.85m WT 2.95m)

Window to the side, ceiling light, linen cupboard and hatch to the loft space.

#### Bedroom 1 11' x 10'6 (3.35m x 3.20m)

A bright and spacious room with window to the front and extensive range of fitted wardrobes with overhead storage to create a recess for a double bed. There are co-ordinating bedside tables, and a dressing table / chest of drawers. Oak flooring, radiator and ceiling light.

#### Bedroom 2 10'2 x 10' (3.10m x 3.05m)

With a window to the rear overlooking the garden, ceiling light, radiator and picture rail.

#### Bedroom 3 11' x 8'5 (3.35m x 2.57m)

Currently in use as a dressing room with window to the front, ceiling light and radiator.

#### Bedroom 4 8'8 x 6'8 min (2.64m x 2.03m min)

With window to the rear, ceiling light, radiator and cupboard in addition to the above measurements that has clothes hanging space and houses the gas fired Viessmann combination boiler.

#### Family shower room 10'8 x 5'7 (3.25m x 1.70m)

Fitted with a white suite comprising low level WC with concealed cistern, and wide, shaped basin that is set onto a vanity unit with cupboards and drawers below. There is a shower enclosure with Mira hand held shower, part ceramic tiling to the walls and marble tiling to the floor. Heated chrome towel rail, ceiling spotlight lights, and opaque window to the side.

### Outside

#### Rear garden

Approximately 36' deep x 30' wide  
A particular feature of the property, the rear garden has a paved patio area immediately adjacent to the house and pathway leading to a greenhouse and timber shed, raised vegetable beds and lawn. There is a mature ornamental cherry tree and well established flower beds, timber fenced boundaries, outside tap and gated access to:

#### Front garden & driveway

With lawn, mature tree, and established flower beds. A block paved driveway provides off-road parking for up to 3 cars and leads to:

#### Attached garage 17'4 x 8'3 (5.28m x 2.51m)

With up-and-over door, light, power and wall mounted units. Personal door to Entrance Hall.

### EER & Council Tax

Council Tax - Band F  
Energy Efficiency Rating (EER) - D

### Viewing Information

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

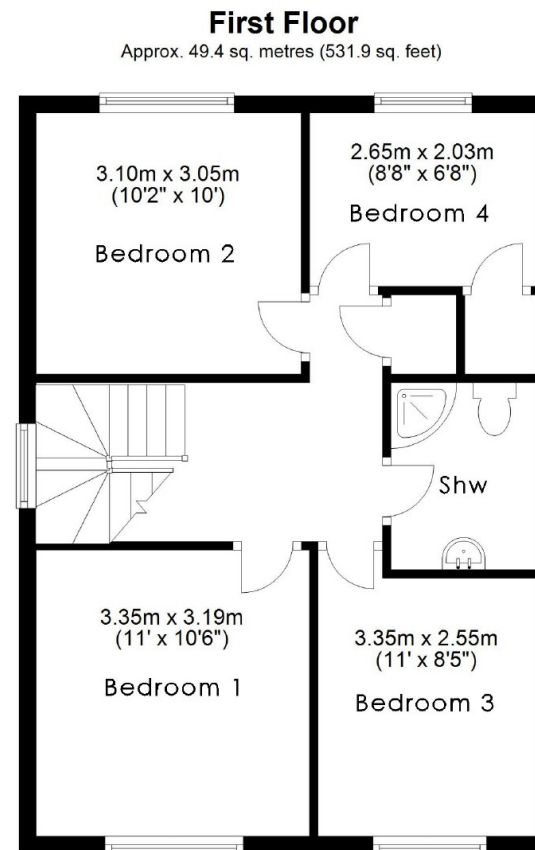
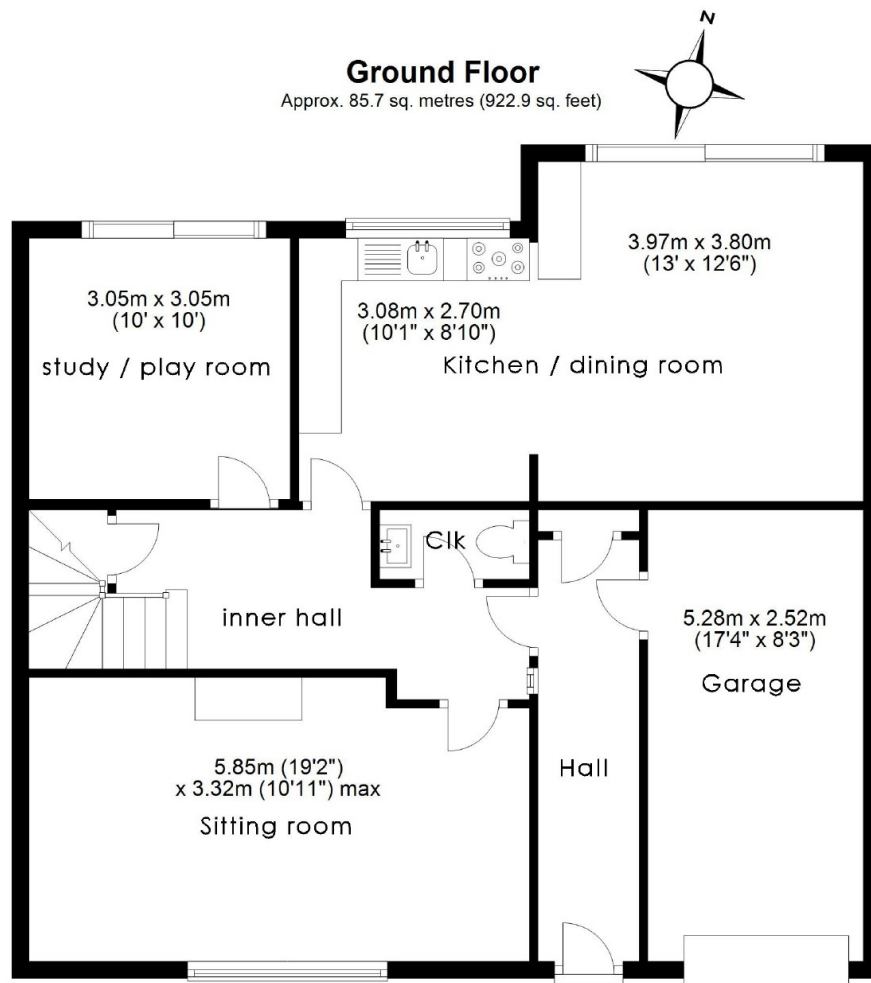
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Total area: approx. 135.2 sq. metres (1454.8 sq. feet)

Includes garage area  
Plan produced using PlanUp.