



PUTTERILLS

est. 1992

29 Gun Lane, Knebworth, SG3 6BJ

Offers in excess of £450,000

Beautifully improved semi-detached cottage with 100ft garden and off road parking

This delightful semi-detached village cottage dates back to the turn of the last century, is set within Knebworth's pretty conservation area, and has been carefully extended to the rear. There is a lovely private garden of approximately 100', a generous dual aspect open-plan lounge/dining room, beautifully fitted kitchen breakfast room, 2 double bedrooms and recently re-fitted first floor bathroom. To the front of the property is driveway parking for 2 cars and a pretty garden with evergreen planting.

Situated within a short walking distance of the mainline rail link with direct service to London Kings Cross (approx 32 minutes).

Knebworth village is situated some 6 miles north of Welwyn Garden City and provides a comprehensive High Street with shops that cater for daily needs. There is a chemist, post office, doctors' surgery, two dentists, Co-op general store, Indian restaurant, Chinese take away, two cafés, wine merchants & a well-regarded junior/mixed infant school. The mainline railway station with frequent service allows access to London Kings Cross in around 25 35 minutes. There are Church of England & Roman catholic churches, Golf club & a great recreation ground with tennis courts, bowling green and toddlers play area. The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance only: Stanstead airport 28 miles Luton airport 13 miles Heathrow airport 39 miles - Welwyn Garden City 6 miles A1(m) 3.6 miles Hertford 8.5 miles St Albans 13 miles M25 Jct23 14 miles

The accommodation

Part glazed panelled front door leading to:

Entrance porch 4'9 x 3'10

Opaque window to front, attractive tiled floor, space for coats, ceiling light and a multi pane glazed door leading to:

Lounge/dining room 21'9" x

This bright and spacious room has a dual aspect with double glazed windows to the front and rear, both with custom made painted wooden shutters. There are original stripped pine floorboards, an exposed brick chimney-breast with log burner on a stone hearth, arched log store, a secondary fireplace to

the dining area, and useful bespoke inset shelving with cupboards below. This room is heated by two double radiators, and there are ceiling lights to both the lounge and dining areas. A staircase with under-stairs storage cupboard and attractive balustrade leads to the first floor and a half glazed door leads to:

Kitchen/breakfast room

Another dual aspect room, with windows and glazed door to the side and glazed doors to the rear opening to the patio and garden beyond. The kitchen has been tastefully fitted with an extensive range of cream

panelled wall and base units incorporating ample wooden work surfaces and splash-back tiling. There is a ceramic butler sink with mixer tap and cupboards below, washing machine, tumble dryer, dishwasher, fridge and freezer. The electric range style cooker has a gas hob and extractor fan over. A bespoke corner bench provides useful storage space under the oak seat, there is a double radiator, inset ceiling spot lights, and stunning limestone effect flooring with under-heating.

STAIRCASE FROM LOUNGE/

DINING ROOM LEADING TO FIRST FLOOR:

Landing

Hatch to loft area and panelled doors leading to all first floor accommodation including:

Bedroom 1 11'10" x 10'1"

A bright double room with a built-in double wardrobe in addition to the measurements above, attractive ornate cast-iron corner fireplace, double radiator and a double glazed window to the front with painted wooden shutters.

Bedroom 2 11'4" x 7'10" app

Another double sized bedroom with ornate cast iron corner fireplace and a double glazed window overlooking the rear garden. There are bespoke fitted wardrobes with overhead cupboards providing excellent storage space.

Bathroom 8' x 5'10 (2.44m x

Tastefully fitted with a white suite comprising panelled bath with hand held shower and further overhead monsoon shower, low flush WC & wash hand basin set upon an attractive vanity unit with

cupboard below. There is part tiling to the walls, attractive patterned ceramic tiling to the floor, a heated towel rail, built-in airing cupboard with shelving and housing a wall mounted "Potterton" boiler, ceiling light and opaque window to the rear.

Outside

Rear garden

The private and established rear garden extends to approximately 100 ft. Immediately to the rear of the house there is a paved terrace with space for a table and chairs, which in turn leads onto a deep lawn with bordering flower beds. There is an established apple tree, holly bush and to the rear, a purpose built vegetable patch with bordering fruit bushes. A purpose built summerhouse of approximately 10' x 6' provides storage space and potential for a home office. To the side of the house is a small courtyard area with outside tap and gate leading to the front.

Front garden & driveway

There is a block paved driveway

with parking for 2 cars, part privet hedge boundaries and a box hedged bed with small lawn.

Council Tax & EER

Council Tax Band - C

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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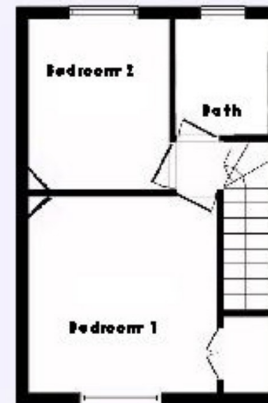






Ground Floor

Floor area 45.0 sq. m. (484 sq. ft.) approx



First Floor

Floor area 27.0 sq. m. (291 sq. ft.) approx

Total floor area 72.0 sq. m. (775 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

Plan created for Putterills- Knebworth (01438 817007)

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