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35 Woodstock, Knebworth, SG3 6EA

**Price £350,000**



# Modern 3 bedroom village house with outstanding countryside views. Chain Free Sale

This modern 3 bedroom mid-row house is situated on the very edge of a popular village development & boasts wonderful open countryside views and double width garage.

Constructed in the mid 1980's by Rialto Homes, this CHAIN FREE property has been stylishly updated and provides accommodation as follows: Entrance hall, cloakroom, bright lounge/dining room, re-fitted kitchen with appliances, double glazed Victorian style conservatory & a white family bathroom with fitted shower. The pretty front garden is landscaped with ease of maintenance in mind and boasts box hedge boundaries along with an aspect across the fields, whilst the paved rear garden allows convenient personal access to a DOUBLE WIDTH GARAGE. EER: C

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, Trussells butchers (trussellsbutchers.co.uk), & 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.

## Proximity

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 is arranged as follows:

Double glazed front door leading to:

### Entrance hall

Parquet style flooring, heated towel rail, door to lounge and further door to:

### Cloakroom

Suite comprising low flush WC & wash hand basin with cupboard below, heated towel rail, parquet style flooring & opaque double glazed window to the side.

### Lounge 15'8 (max) x 14'8 (max) (4.78m (max) x 4.47m (max))

This fresh bright room has a wide double glazed window to front with fine countryside views, double radiator, staircase leading to the first floor, inset ceiling spot lights, feature Adam style fire surround ( not connected), and a wide opening to:

### Dining area 11' (max) x 8'6 (3.35m (max) x 2.59m)

Deep built in under stairs storage cupboard, inset ceiling spot lights, radiator, opening to kitchen and double glazed patio doors leading to:

### Conservatory 9'9 (max) x 9'6 (max) (2.97m (max) x 2.90m (max))

This superb double glazed addition is in the traditional Victorian style with floor to ceiling windows overlooking the garden and French doors allowing access to the patio and in turn the garage. There are 2 wall light points & a double radiator.

### Kitchen 9'6 (max) x 6'3 (max) (2.90m (max) x 1.91m (max))

Re fitted with an excellent range of matt Mocca wall & base units incorporating chrome furniture & high gloss working surfaces with complimentary splash tiling and concealed under unit lighting.. One and

a quarter bowl, single drainer stainless steel sink unit with mixer tap, built in slimline dishwasher, Neff microwave, Neff oven and ceramic hob with stainless steel extractor hood above, washing machine, fridge, vinyl floor covering and a double glazed window to the rear,

STAIRCASE FROM LOUNGE AREA LEADING TO FIRST FLOOR:

### Landing

Hatch to loft area, airing cupboard housing lagged hot water tank and doors leading to:

### Bedroom 1 13' (max) x 9'6 (max) (3.96m (max) x 2.90m (max))

This bright double room has a double glazed dormer style window to the front, again incorporating the countryside view, radiator and fitted wardrobes to one wall.

### Bedroom 2 10'9 (max) x 8'6 (max) (3.28m (max) x 2.59m (max))

Double glazed window to rear, radiator, inset ceiling spot lights.

### Bedroom 3 7'9 (max) x 6'3 (max) (2.36m (max) x 1.91m (max))

Double glazed window to rear & radiator.

### Bathroom

Elegant white suite comprising tongue & groove panelled bath with central mixer tap and shower attachment plus fitted shower over, pedestal hand wash basin, low flush WC, heated towel rail, fully tiled walls, inset ceiling spot lighting, vinyl floor covering and extractor fan.

### Outside

#### Rear garden

This easily managed paved area has fenced boundaries to two sides and a personal door with direct access to the double garage.

#### Front garden

Paved path leading to the front door with slate borders and low box hedging to boundaries. Superb countryside views.

### Double garage 16'6 (max) x 14'6 (max) (5.03m (max) x 4.42m (max))

Twin metal up and over door, power and light, personal door to garden, eaves storage.

EER rating: C

## Viewing information

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

### Disclaimer

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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.

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Aspect to the front

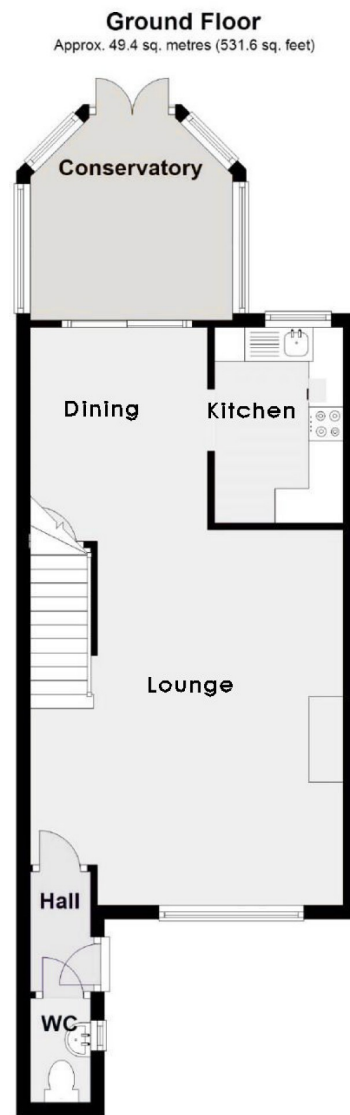












Total area: approx. 85.5 sq. metres (920.8 sq. feet)