



P U T T E R I L L S

est. 1992

16 Burnham Green Road  
Bulls Green, Datchworth, Knebworth SG3 6SE  
**Guide price £700,000**

## THREE BEDROOM SEMI DETACHED HOME ON NEARLY THIRD OF AN ACRE PLOT WITH GARAGE AND DRIVEWAY OVERLOOKING COUNTRYSIDE IN VIBRANT HAMLET OF BURNHAM GREEN

This rarely available semi detached home overlooking countryside and set on a generous nearly third of an acre plot located in sought after road in the vibrant hamlet of Burnham Green within close proximity of towns, mainline stations, transport links, renowned schooling and variety of amenities. The spacious and very well kept property offers potential to extend and currently comprises entrance hall, dining room with open fireplace and bay window, living room with log burner, conservatory, country style fitted kitchen, three good sized bedrooms and a family bathroom. Externally is an expansive west facing lawned rear garden with patio and seating area and an ample gravel driveway to the front providing off road parking.

### THE AREA

Situated in the highly desirable and rural hamlet location of Burnham Green within close proximity of Bulls Green and a short drive of Welwyn Village, Knebworth, Hertford and Welwyn Garden City which benefit from a wide range of amenities, shops and cafes. Welwyn Garden City, Welwyn North, Knebworth and Hertford mainline railway stations are all within close proximity and they offer fast and frequent services into London Kings Cross, Moorgate and Peterborough. Within easy access are the A1(M) and M25 providing good transport links via road and London airports are all easily accessible. A wide selection of renowned primary and secondary schools are located across the Hertfordshire area and the University of Hertfordshire is positioned in nearby Hatfield. Various sports and golf clubs, gymnasiums, playing fields, an expanse of countryside, restaurants and public houses such as The Horns are within the local vicinity.

### FRONT DOOR OPEN TO:

#### ENTRANCE HALL

Staircase to the first floor. Access to:

#### CLOAKROOM

Low level wc and wash hand basin,

#### DINING ROOM 12'6" x 11'9" (3.81m x 3.58m)

Open fireplace with brick surround. Bay window to the front.

#### LIVING ROOM 19'8" x 12'2" (5.99m x 3.71m)

Fireplace with log burner, marble hearth and feature surround. Windows to the rear. Access to the kitchen. Double doors to:

#### CONSERVATORY 18'3" x 8'2" (5.56m x 2.49m)

Tiled flooring. Windows to the rear overlooking the garden. Patio doors opening to the rear garden.

#### KITCHEN 12'11" x 12'11" (3.94m x 3.94m)

Fitted with a range of country style wall and base units with worktops over and tiled splash backs. 1.5 bowl sink and drainer. Integrated fridge. Space for range cooker with extractor over. Plumbing for washing machine. Windows to the side and rear. Stable door to the rear giving side access.

### FIRST FLOOR

#### LANDING

Window to the side. Access to:

#### BEDROOM ONE 14'1" x 11'6" (4.29m x 3.51m)

Bay window to the front.

#### BEDROOM TWO 13'5" x 11'6" (4.09m x 3.51m)

Window to the rear overlooking the garden.

#### BEDROOM THREE 10'10" x 7'6" (3.30m x 2.29m)

Exposed floorboards. Window to the rear overlooking the garden.

#### BATHROOM 8'2" x 7'7" (2.49m x 2.31m)

Comprising low level wc, pedestal wash hand basin, enclosed panel bath with shower attachment and walk in shower cubicle. Loft hatch. Tiled walls and flooring. Windows to the front and side.

### OUTSIDE

#### FRONT

Gated access to the gravelled driveway providing ample off road parking. Planted borders.

#### GARAGE

Power and lighting. Electric up and over door to the front.

### REAR GARDEN

Generous plot with west facing garden mainly laid to well maintained lawn. Patio area to the rear of the property. Gravelled seating area with pergola. Picket fence with gate leading to further lawned area with timber shed and log store. Planted beds, specimen trees. Fenced and hedged boundaries.

### VENDOR COMMENTS

We have lived in Bulls Green for many years, bringing up two children who attended the excellent local primary school in Datchworth. There is a close neighbourly feel to the area and most residents stay for many years. The local spirit is strong on special occasions, e.g. Jubilees/Christmas, when villagers celebrate on the green or at The Horns. We moved here to experience the country but still have good access for commuting and visiting London. We still love the area and people but the kids have long flown the nest so our housing needs have changed. We will undoubtedly miss Bulls Green, especially our peaceful garden and great neighbours.

### FURTHER INFORMATION

Council tax band: F  
EER: D

### VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH  
PUTTERILLS OF HERTFORDSHIRE

### MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.







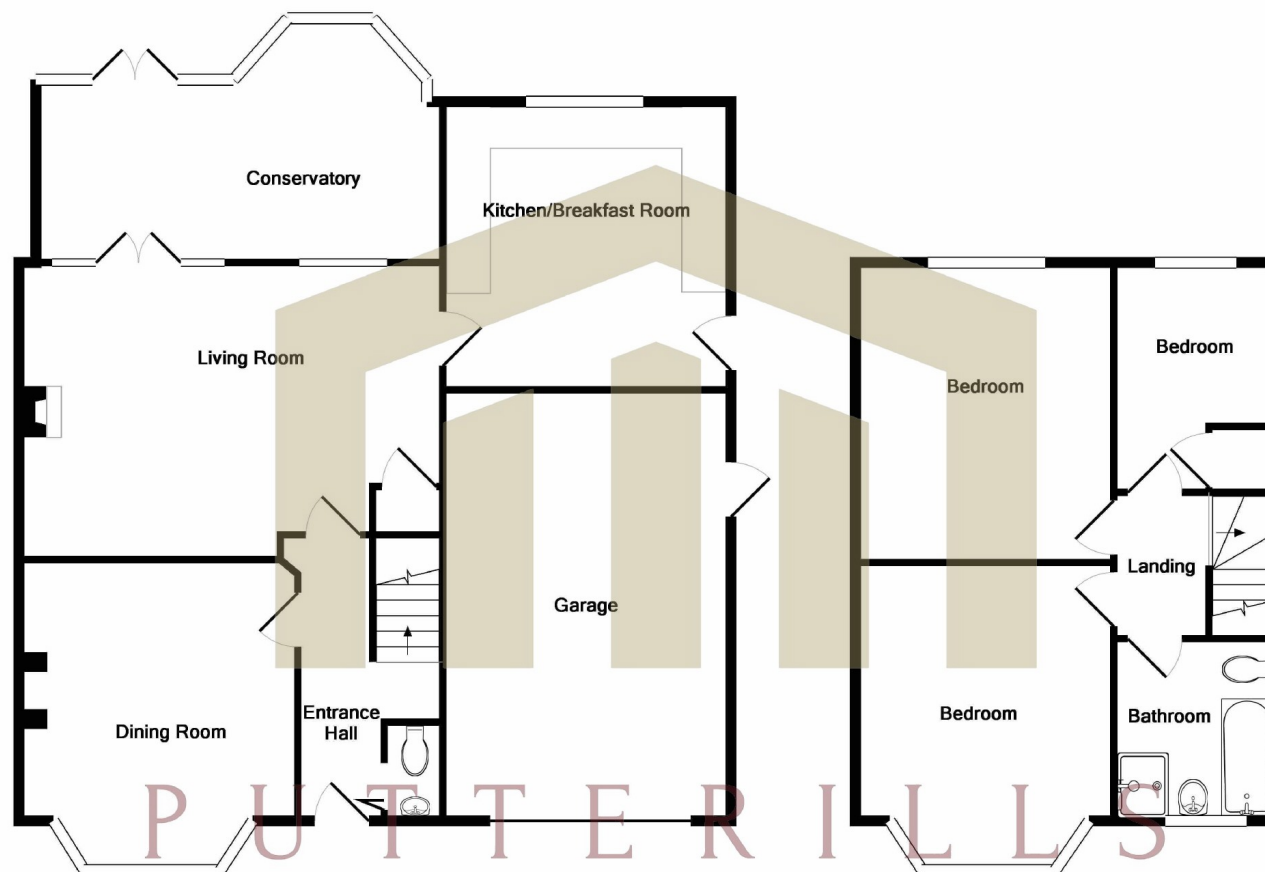












Ground floor  
Approx. Floor  
Area 99.7 Sq.M.  
(1073 Sq.Ft.)

est. 1992

1st floor  
Approx. Floor  
Area 45.5 Sq.M.  
(490 Sq.Ft.)

Total Approx. Floor Area 145.2 Sq.M. (1563 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018



PUTTERILLS

est. 1992

[putterills.co.uk](http://putterills.co.uk) | 01707 393333 | [wgc@putterills.co.uk](mailto:wgc@putterills.co.uk)

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.