



PUTTERILLS

— est. 1992 —

45 Pembridge Gardens, Bragbury End, SG2 8BF
Guide price £390,000

An attractive 4 bedroom town house built by Charles Church.

Being the former show home on this select development, this is an impeccably presented 4 bedroom townhouse finished to an exacting standard with the added benefit of a landscaped westerly facing rear garden and 2 allocated parking spaces. The property has been decorated with a stylish contemporary feel and offers a diverse spacious arrangement of rooms over three floors. The accommodation comprises: generous reception hall, cloakroom/WC, fitted kitchen/breakfast room with integrated appliances, dining room, sitting room, master bedroom with built-in wardrobes, en-suite shower room, family bathroom, gas heating with newly fitted boiler and double glazing. Viewing recommended & offered as a CHAIN FREE sale. The majority of the fixtures, fittings and furniture are available by separate negotiation.

Bragbury End is situated just 1.4 miles to the east of Knebworth village and provides a small shopping parade that caters for daily needs. A convenience store/newsagents can be found here along with a Chinese takeaway/fish & chip shop. Knebworth is some 5 minutes by car and provides a British Rail Mainline station direct to London's Kings Cross (22 35 minutes). Hitchin, Welwyn Garden City, St Albans and the County Town of Hertford are within a short drive and all provide extensive schooling, shopping and leisure facilities.

The accommodation is arranged as:

Canopy porch & front door with double glazed window opening to:

Entrance hall

Staircase to first floor, alarm control panel, radiator, white panelled internal doors to:

Cloakroom

White suite comprising low level WC with chrome push button flush, pedestal hand wash basin with chrome mixer tap, slate effect ceramic tiled floor & tiled splash-back, extractor fan and radiator.

Kitchen/breakfast room 14'11 x 13'0 (4.55m x 3.96m)

A generously proportioned room fitted with a range of cream coloured wall and base units, with chrome handles and rolled edge work surfaces, matching up-stand and an inset one and half bowl stainless steel sink unit with mixer tap set under a window to the rear. There is under unit lighting, a built-in Neff stainless steel double oven with separate Neff four-ring gas hob & Neff extractor canopy above with stainless steel splash-back. Integrated fridge/freezer and Neff dishwasher and Neff washing machine. Slate effect ceramic tiled floor, radiator, space for breakfast table alongside double glazed French doors opening onto the garden. A cupboard houses a gas fired boiler, and there is a useful storage cupboard, extractor fan, and radiator.

Dining room 9'8 x 9'2 (2.95m x 2.79m)

This room could alternatively be used as a study or playroom if required & provides a radiator and double glazed window to the front.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing

Radiator and further stairs continuing to the second floor. Doors to:

Lounge 15'0 x 10'4 (4.57m x 3.15m)

A bright and spacious room with TV and telephone points, two radiators and two double glazed windows to the front.

Bedroom 1 12'7 x 9'11 (3.84m x 3.02m)

(Measurements exclude a built-in double wardrobe with shelf and hanging rail), radiator, double glazed window to the rear, door to:

En-suite shower room

White suite comprising a pedestal wash hand basin with chrome mixer tap, low level WC with chrome push button flush and a corner shower cubicle with fitted Triton power shower. Stylish ceramic tiled surrounds and slate effect tiled floor, white heated towel rail, extractor fan, down-lighters and double glazed window to the rear.

Second floor landing

Access to loft space, airing cupboard with hot water cylinder and laundry shelves, radiator & doors to:

Bedroom 2 14'6 x 8'2 (4.42m x 2.49m)

Another generous double bedroom with a radiator and double glazed window to the front.

Bedroom 3 11'10 x 7'11 (3.61m x 2.41m)

A further double bedroom with a radiator and double glazed window to the rear elevation.

Bedroom 4 9'0 x 6'8 (2.74m x 2.03m)

Currently being used as a Study with a radiator and double glazed Velux window to the front with fitted blind and telephone point.

Family Bathroom

White suite comprising a panelled bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap and low level WC with chrome push button flush. White ceramic tiled floor and walls, radiator, extractor fan, down-lighters and a sealed unit double glazed Velux window with fitted blind to the rear elevation.

Outside

Rear garden

This westerly facing landscaped area has decking adjacent to the rear of the property, a lawn with a flower bed to one side, and further decking area to the rear of the garden, where there is also a timber shed. The pathway extends to gated access at the rear of the garden. Enclosed by close-panelled wooden panelled fencing.

Parking

Parking is provided by way of two allocated parking spaces situated at the end of the row of properties with a pathway extending to the gated access leading to the rear garden.

Council Tax and EER

Council Tax Band - E - £2149

Energy Efficiency Rating (EER) - C

Monthly maintenance charge - £25 per month to cover communal grounds

Viewing Information

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

Please note

Disclaimer - Putterills endeavour 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.

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.







