



Immaculately presented 2 bedroom Edwardian cottage in central village location.

This lovingly refurbished 2 bedroom semi-detached Edwardian house has been meticulously maintained & beautifully re-fitted to an excellent standard throughout. Improvements include: double glazing, deep skirting boards, oak flooring to the ground floor and a gas fired boiler serving the central heating and hot water supply. The bright accommodation is approached via an entrance hall with staircase, which in turn leads to a sitting room with fireplace & bay window, open plan kitchen/dining room, two double bedrooms and a stylish bathroom with white suite. The rear garden has been planted with an array of shrubs and provides a vegetable plot, patio and fenced boundaries, whilst the paved front garden has established shrubs and retaining wall. This property has scope for extension subject to normal planning consents. EER: D

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 is arranged as follows:

Open canopy porch with part glazed front door leading to:

Entrance Hall 11'09 x 5'03 (3.58m x 1.60m)

A welcoming approach with oak wood flooring, staircase rising to the first floor with attractive painted balustrade, two under-stairs cupboards, door to kitchen breakfast room, and doors to:

Sitting Room 13'08 into bay NT 11'05 x 10'02 (4.17m into bay NT 3.48m x 3.10m)

This bright room has a walk in bay window to the front, oak flooring and a feature Adams style fireplace with cast iron insert and granite effect hearth.

Kitchen/ Breakfast Room 16' max x 11'08 (4.88m max x 3.56m)

Re-fitted by the present owners with tasteful, cream painted shaker style wall and base units, the kitchen has wood effect work tops with ceramic tiled splash-backs and a stainless steel sink with mixer tap, set under a window to the side. Appliances include a Neff electric cooker with Hotpoint 4 ring induction hob and extractor fan over. There is space for a freestanding fridge freezer, a washing machine and for a slimline dishwasher. One of the wall mounted kitchen cupboards houses the gas fired Glowworm boiler. There is space for table and chairs alongside a window overlooking the rear garden, oak flooring, a part glazed door to the outside, a built-in oak desk/shelf and original storage cupboards.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing 9'04 x 5'07 (2.84m x 1.70m)

With window to the side, hatch to loft and doors leading to:

Bedroom 1 12'08 x 11'07 (3.86m x 3.53m)

A bright and spacious room with two windows to the front, a built-in cupboard housing the lagged hot water tank and a further useful over-stairs cupboard.

Bedroom 2 11'08 x 5'03 (3.56m x 1.60m)

Another double bedroom, currently in use as a dressing room, with window to the rear aspect, overlooking the garden.

Bathroom 8'05 x 5'03 (2.57m x 1.60m)

Fitted with a white suite comprising panelled bath with mixer tap and shower over, pedestal wash-hand basin and low level WC. There is a chrome heated towel rail, vinyl tile effect flooring and an opaque window to the side.

Outside

Rear Garden

Accessed via a paved walkway with gate to the front and slate pathway to the rear, leading to a slate patio and bed with colourful shrubs, beyond which is a lawn and mature shrubs including holly and buddleia. To the rear of the garden there is a vegetable plot and timber shed.

Front Garden

Mainly paved with slate slabs, with attractive mature shrubs and planters along the top of a raised boundary wall.

Viewing information

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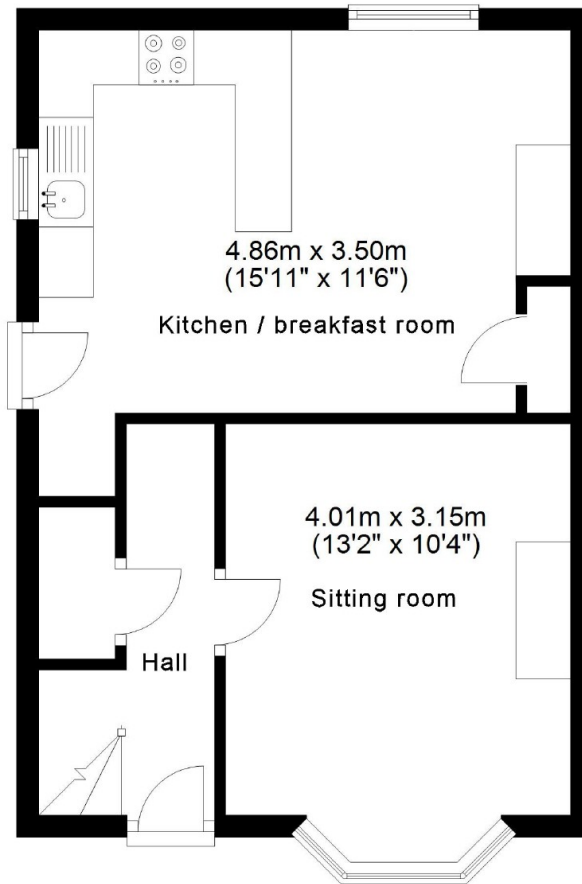






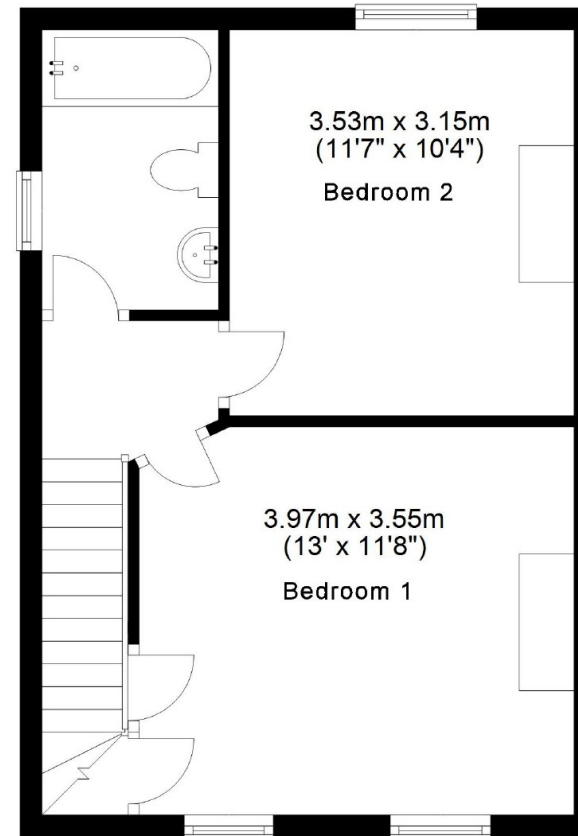
Ground Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 69.9 sq. metres (752.7 sq. feet)



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