



PUTTERILLS

— est. 1992 —

11 Broom Grove, Knebworth, SG3 6BZ
Offers in excess of £599,999

Well presented 4 bedroom detached village house.

This modern and spacious detached 4 bedroom family house enjoys an elevated location and forms part of a popular village development constructed by 'Wimpey' Homes in the 1970's. Within easy reach of the high street & mainline rail link to London Kings Cross, the house comprises: deep entrance hall, lounge, dining room, Victorian style conservatory, modern fitted kitchen, cloakroom, recently fitted contemporary shower room, gas heating to radiators and double glazing throughout, There is a lovely well stocked and private rear garden with terrace and superb DETACHED SUMMER HOUSE / STUDIO, detached garage (currently used as a utility room), secondary small timber garage and a freestanding HOT TUB. The house is approached via a private driveway with parking for several cars. EER: D

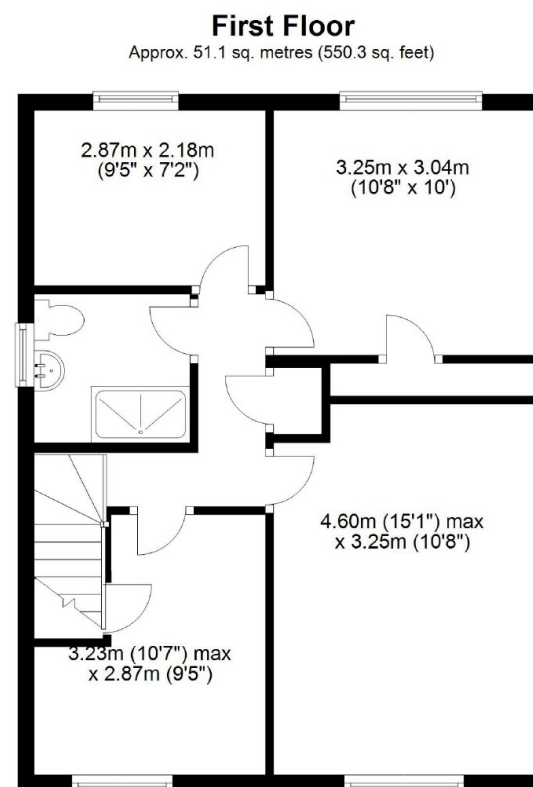
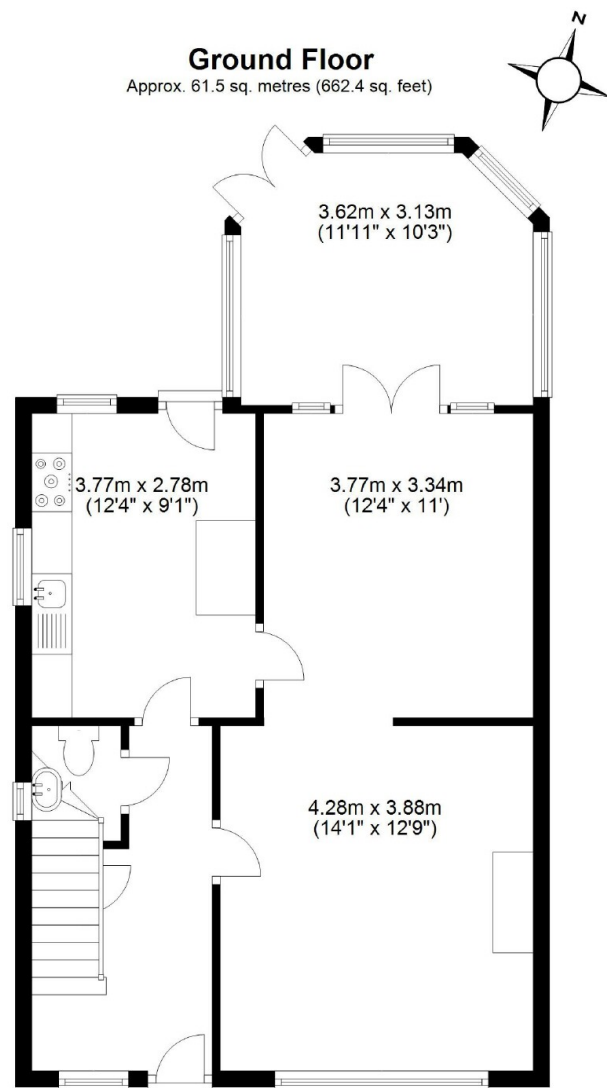
Knebworth village has a busy High Street with a number of shops that adequately cater for daily needs. These include: chemists, post office, library, doctors surgery, 2 dentists, Co-op general store, Indian restaurant, Chinese take away, café, wine merchants, junior/mixed infant school, churches & a recreational ground with tennis courts, bowling green and childrens play area. The village also offers a private members Golf Club and on the outskirts is a Fitness centre with gymnasium and pool facilities.

All times & distances are approximate as a guide only: Stansted airport 24 miles - London Heathrow Airport 40 miles - Luton Airport 13 miles - Welwyn Garden City 6 miles - Hertford 7.5 miles - St Albans 15 miles - M25 circa 15 miles - A1(M) Junction 6 - 3 miles - Kings Cross 30/35 minutes by rail









Total area: approx. 112.7 sq. metres (1212.7 sq. feet)