



PUTTERILLS

est. 1992

4 Garden Field, Aston, SG2 7EZ

Price £575,000

Link-detached 3/4 bedroom family house with corner plot and scope to extend (stpc)

This well presented 1960s link-detached 3 or 4 bedroom house is set in an attractive village location providing delightful countryside walks as well as being within easy reach of the highly regarded primary school and the surrounding towns. The property has been improved by the current owners and has scope for extension subject to planning consent. The accommodation currently comprises: entrance hall, lounge with fireplace, dining area, family room/bedroom 4, fitted kitchen, utility room, recently re-fitted cloakroom and a contemporary shower room (with scope for a bath if so desired). Outside, the property enjoys a sunny corner plot with a lovely rear garden that is well stocked and private, a front garden, driveway and a bike store/ work shop (recently converted from the garage). The property has gas fired heating and is UPVC double glazed throughout.

The village of Aston is known locally for its conviviality and, despite its modest size, offers a great many clubs, societies and interest groups as well as hosting a very successful annual school fete. The area is steeped in history with a beautiful church, pre-school for children 'from age two', infant/junior school, sports clubs including tennis, bowls, badminton, cricket, Pilate's studio, large community recreation ground and a couple of pretty country public houses.

Close by Knebworth village lies between the towns of Stevenage to the north and Welwyn Garden City to the south. The County Town of Hertford is also within a short drive and London is easily accessible either by rail with a Mainline Station located in Knebworth or by road via the A1. The nearest town is Stevenage offering extensive sport facilities, theatre and excellent shopping centre.

Proximity

The following distances are approximate and should be seen as a guide only.

Stansted airport approx 26 miles *

London Heathrow Airport approx 42

miles * Luton Airport approx 19 miles *

Welwyn Garden City approx 9.5 miles *

Hertford approx 8.9 Miles * St Albans

approx 18 miles * M25 (London Colney)

approx 24 miles * A1(M) Junction 6

approx 8 miles * Knebworth approx 2.5

miles - with Kings Cross rail link 30/35 mins

The accommodation is arranged as follows:

Entrance porch

Part glazed front door and windows to both the front and side, all with obscured glazing, space for coats, and glazed door to:

Entrance hall 12' x 6' (3.66m x 1.83m)

A bright and welcoming approach with oak effect flooring, wall light, radiator,

staircase rising to the first floor, under-stairs storage area, doors to dining area and lounge, and further door to:

Cloakroom 6' x 3'1 (1.83m x 0.94m)

Recently refitted with a traditional white suite comprising low level WC, wash hand basin with mixer tap, set into a vanity unit with cupboard under. Attractive wood effect flooring, high level obscured window to the front, ceiling light and a chrome heated towel rail.

Lounge/ dining room 25'7 NT 9'11 x 18'3 NT 11'8 (7.80m NT 3.02m x

This bright and spacious room has two distinct areas for sitting and for dining, and has a double aspect with two sets of French doors to the rear garden and a bow window to the front. The oak effect "Quickstep" flooring continues from the hallway into this room. There is an attractive stone fireplace with gas coal

effect fire, hearth and mantle, inset ceiling spotlights, three radiators, door to the kitchen and further door to:

Family room/ bedroom 4 18'6 x 11'9 (5.64m x 3.58m)

Provided by an early, single storey extension to the original house, this versatile room is spacious and bright with a triple aspect comprising of French doors to the rear garden, two windows to the side and a high level window to the front. Once again with quality oak effect flooring, this room could be used as a second sitting room, a playroom or a generous fourth bedroom. There is a radiator and inset ceiling spotlights.

Kitchen 11'8 NT 5'6 x 10'3 NT 8' (3.56m NT 1.68m x 3.12m NT 2.44m)

Approached via an opening from the dining area, the kitchen is a bright room with a window to the rear, and a further window and glazed door opening to the

patio and garden beyond. This room has been fitted with a range of oak fronted wall and base units, with brushed stainless steel handles and white quartz effect work tops and splash-backs. Appliances include an integral Bosch dishwasher and an under work-top larder fridge. There is space for a range style cooker with a brushed stainless steel splash-back and stainless steel and glass extractor fan over. There is ceramic tiled flooring and a door and step down to:

Utility Room 8'3 x 8'1 (2.51m x 2.46m)

Recently converted from the rear part of the garage, the utility room has wooden fronted wall and base units with work tops and space for tumble dryer and space for under worktop fridge or freezer. There is a wall mounted Valiant boiler, wood effect flooring and doorway to workshop/ bike store.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing: 11'7 x 6' (3.53m x 1.83m)

With a wide window to the front, the landing has a hatch to the loft space, a shelved linen cupboard, pendant ceiling light, two wall lights and doors to all first floor accommodation including:

Bedroom one 13'6 x 11'10 (4.11m x 3.61m)

The main bedroom has a window to the rear overlooking the pretty rear garden. There is a ceiling light and radiator.

Bedroom two 11'10 NT 9'7 x 11'10 (3.61m NT 2.92m x 3.61m)

Window to the rear overlooking the garden, this room has a ceiling light and radiator.

Bedroom three 9' x 7'2 (2.74m x 2.18m)

Window to the front, ceiling light and radiator.

Family shower room 8' x 6' (2.44m x 1.83m)

Recently fitted with a contemporary white suite comprising low level WC with concealed cistern, wash hand basin set into a wood effect vanity unit with cupboard under, and shower cubicle with wall mounted power shower. There is ceramic tiling to the walls, and vinyl tile effect flooring, a window to the side, a ceiling light and a heated towel rail.

Outside

Rear Garden

A particular feature of the property, the generous corner plot provides a wide rear garden that is mature and private with established hedging, shrubs and spring bulbs, together with a beautiful magnolia tree. There is a patio, outside tap, two timber sheds and a side garden with greenhouse.

Front Garden and Driveway

The front garden is mainly laid to lawn and there is a block paved driveway that provides parking for two cars and leads to the:

Work Shop / Bike Store 8'3 x 8'4 (2.51m x 2.54m)

Converted from the front part of the original garage, with base units and

work tops and space for chest freezer. With up and over door to the front, personal door to the utility room and space to store a motorbike/ push bikes.

EER & Council Tax

Council Tax Band E £1,982.00

Energy Efficiency Rating (EER) - TBC

Viewing Information

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

Please Note

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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.











