



PUTTERILLS

est. 1992

23 Watton Road, Knebworth, SG3 6AH

Price £795,000

Unique detached 4 bedroom chalet style residence over 2300 sq ft

This entirely individual and rather deceptive detached 4 bedroom chalet style residence provides beautifully enlarged accommodation and amounts to APPROXIMATELY 2378 SQ FT. With spacious & versatile accommodation arranged over two levels, the property has a fine open plan element and a lovely contemporary feel, with some polished oak floors, exposed brick work and double glazed leaded light windows throughout. Approached via a deep central hallway, the property boasts an open dining/games area, living room with log burner and doors to the terrace, stylish kitchen/breakfast room with 'Miele' appliances, laundry room, 3 bath/shower rooms - one of which provides en suite facilities, and a first floor balcony with garden and bordering park land views.

There is a brick paved driveway for three cars to the front, whilst to the rear, a 94' professionally landscaped garden with seating areas and shaped lawn can be enjoyed.

Knebworth village has 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, Trussells butchers (trussellsbutchers.co.uk), & 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 C of E & RC 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











