PUTTERILLS
est. 1992

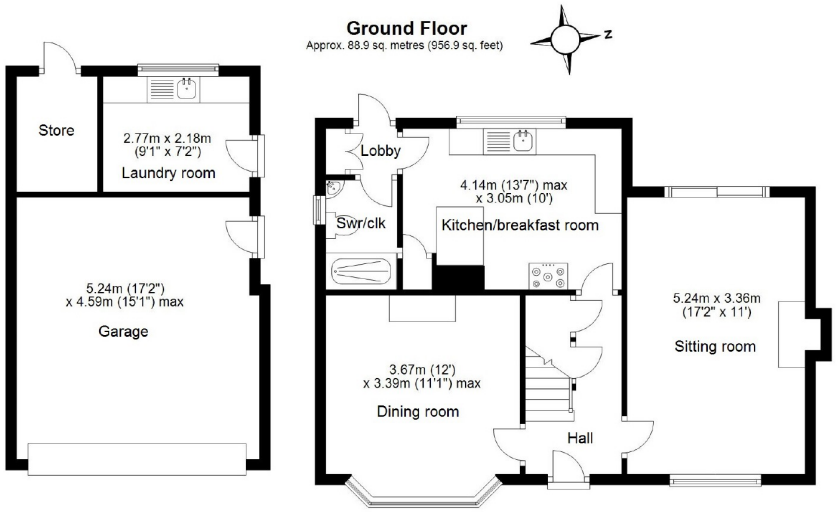
1 Old Lane, Knebworth, SG3 6AD

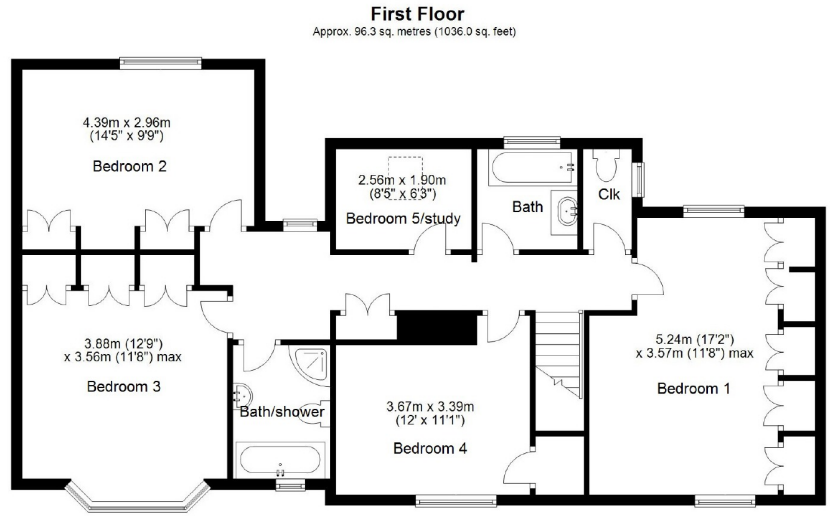
Offers over £750,000

Character 5 bedroom semi detached house in enviable village setting.

This sizeable 5 bedroom semi-detached 1920's character village house amounts to approximately 1993 sq ft and is set in a highly regarded and peaceful location. It is within easy reach of the village High street and mainline rail link to London Kings Cross. Offered CHAIN FREE and boasting a mature and very private Westerly facing rear garden, the house has potential for updating and further enlargement /reconfiguration if required (subject to obtaining all the necessary planning consents). Displaying features typical of the era, including high ceilings and picture rails, the accommodation comprises: Central hall with staircase, dual aspect sitting room with fireplace, dining room, fitted kitchen / breakfast room, laundry room, 3 bath / shower rooms and a separate WC. Approached via a private driveway for around 4 cars, the house has an oversized integral garage, garden room and gated, covered walkway to the rear. EEC: E

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, 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 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.





Total area: approx. 185.2 sq. metres (1993.0 sq. feet)

Includes garage area
Plan produced using PlanUp.

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