



PUTTERILLS

est. 1992

59 Orchard Way, Knebworth, SG3 6BT
Guide price £415,000

Modern 3 bedroom semi detached house in popular village cul de sac.

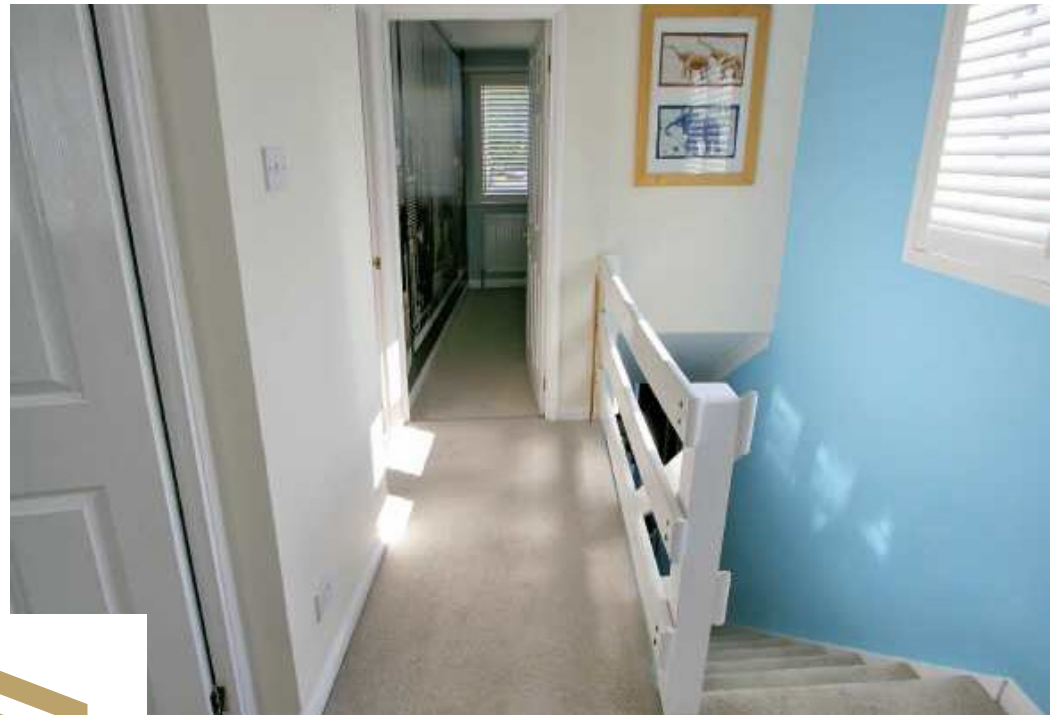
This bright and extremely well presented 3 bedroom semi-detached village house has been beautifully re-fitted and enjoys a cul de sac location within a short distance of the high street and mainline rail link to London Kings Cross. Built by Wimpey Homes' in the 1970's, the property provides a deep entrance hall with staircase, sitting room, dining room with bi fold doors to the terrace, and a modern white kitchen with built in Bosch appliances to include a dishwasher, oven and gas hob, microwave, washing machine and fridge/freezer. There is a fresh white first floor bathroom and a wealth of extras to include bespoke colonial style window shutters and luxury vinyl flooring to the hall, sitting room & dining room. The upstairs comprises two double sized bedrooms both with fitted wardrobes and a third bedroom that has been converted into an office. The mature and beautifully stocked South/Westerly facing rear garden has a terrace and neat lawn, fenced boundaries and a timber tool shed, whilst to the front is private driveway parking. Energy rating: D

Knebworth High Street has shops that cater for daily needs to include 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. There are C of E & RC churches, Golf club & recreation ground with tennis courts & bowling green. 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.



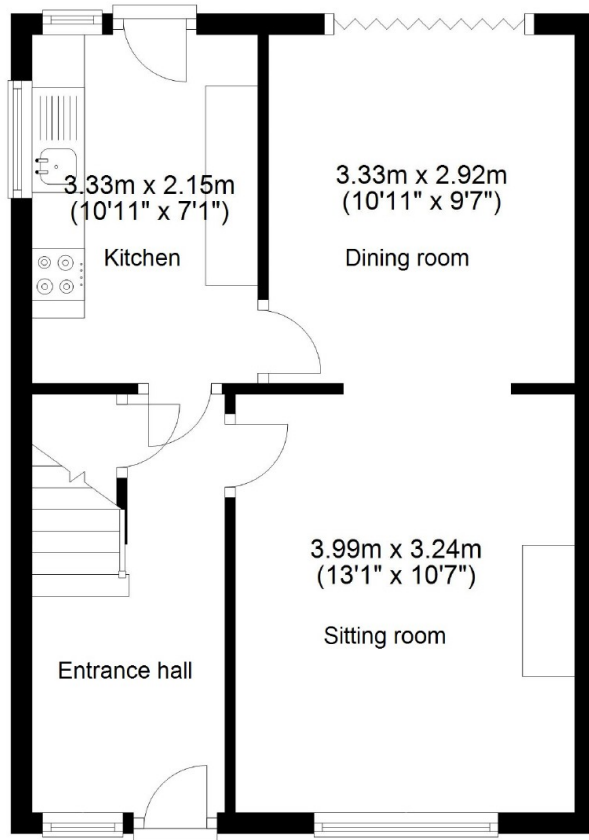






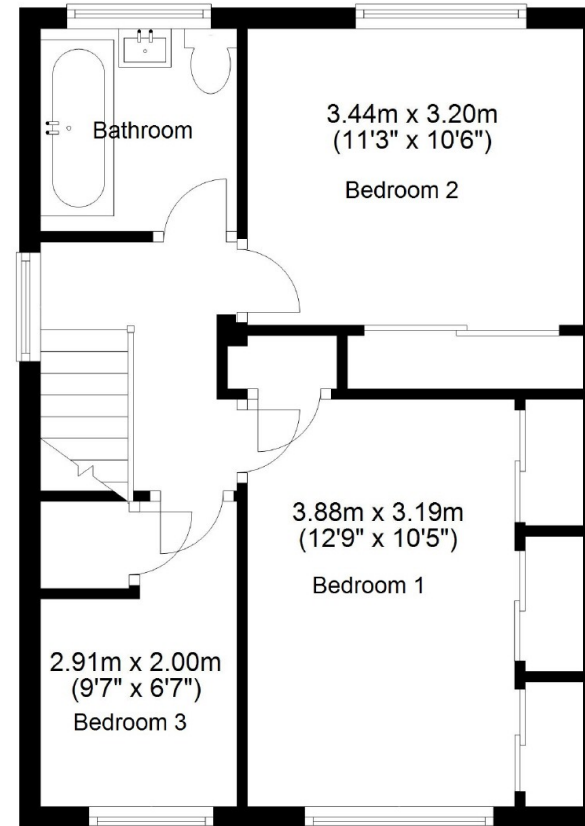
Ground Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 76.8 sq. metres (826.6 sq. feet)



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