



PUTTERILLS

— est. 1992 —

21a Raffin Green Lane, Datchworth, SG3 6RJ
Price £975,000

Improved and extended 4 bedroom property in a quiet cul-de-sac location

This thoughtfully improved, bright and spacious 4 bedroom detached residence has the majority of its accommodation at ground floor level. Originally constructed in 1962 with later careful additions that provide extremely adaptable living space, the tastefully presented accommodation now comprises: a deep and welcoming central entrance hall, sunny lounge with wide opening to the generously proportioned kitchen/dining /family room that has a stunning part glass conservatory style roof and bi-fold doors to the garden, snug/ dining room with open fireplace, 4 ground floor double bedrooms - 2 of which provide en suite facilities, and a family bathroom. Approached via a staircase with glass and oak balustrade, the first floor is approached via a lovely sitting area with doors to two large loft rooms currently in use as a double bedroom and a study/ home office. The private and established gardens have been landscaped and richly planted by the current owners to attract wildlife and provide attractive seating and entertainment areas, a frog pond, and habitats for insects, bees. To the rear of the property there is a wide decking area, made from composite boards, that provides space for table and chairs and catches the afternoon sun. An attractive Indian Bean Tree gives dappled shade and a gravel and wooden sleeper pathway leads alongside a lawn. A shingled driveway to the front, together with a deep carport, provides parking for up to 6 cars and leads to a detached single garage with workshop to the rear that has a personal door to the garden.

CHAIN FREE. Energy rating: C

With a lovely situation at the end of a private drive, this individual property is situated within easy reach of wonderful Hertfordshire countryside. The village of Datchworth lies to the East of Knebworth and enjoys a wonderful village green (0.8 miles) with tennis courts, cricket pitch and pavilion which is host to a number of local events throughout the year. With its own well regarded Junior Mixed Infants school, shop & tea room, the area is ideal for families and retirees alike. Indeed it is this mix of residents that makes Datchworth such a delightful and highly sought after location. There are 3 public houses including the well regarded Tilbury with a fabulous restaurant. The village Church is situated virtually opposite no 70. Nearby Knebworth (approx 1.3 miles) provides further shopping facilities for daily needs, Doctor and Dental Surgeries, Library, Recreation Ground and British Rail Mainline Station (1.6 miles) with service to London Kings Cross.



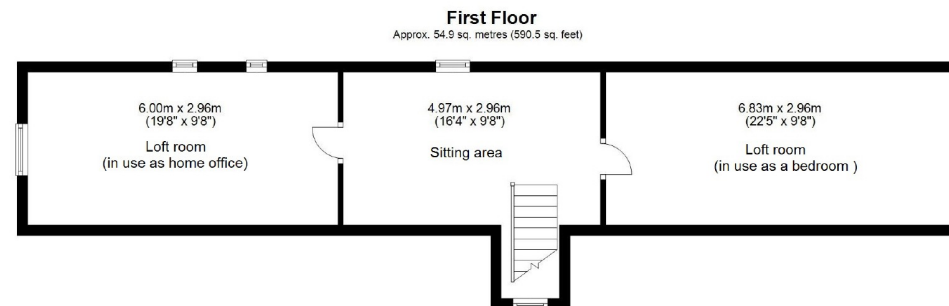
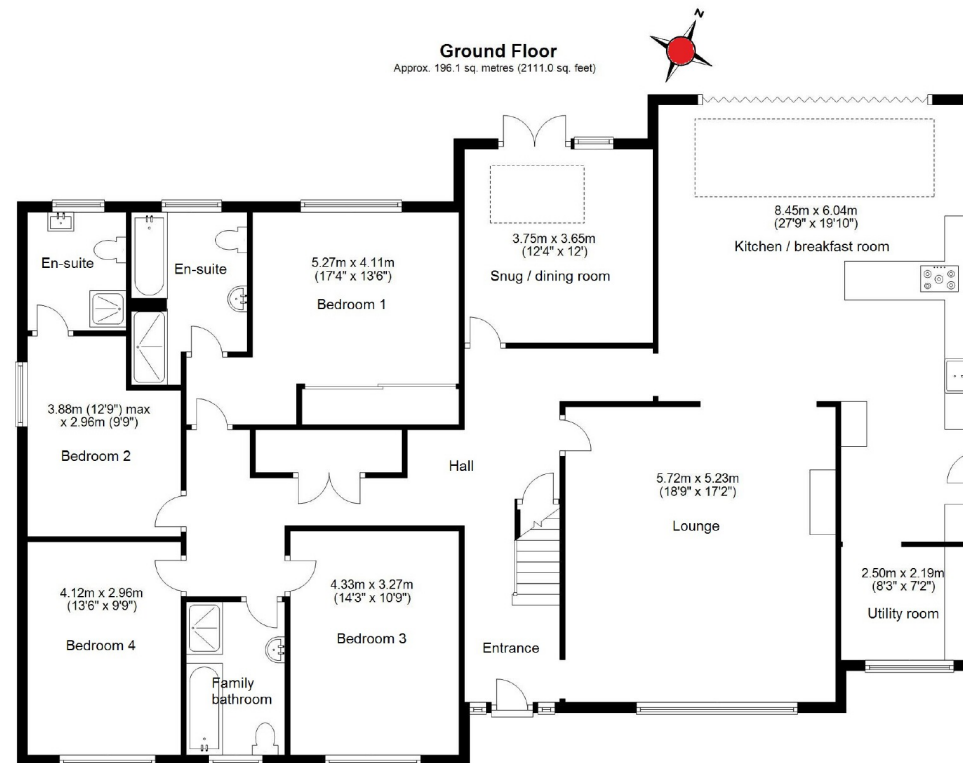












Total area: approx. 251.0 sq. metres (2701.6 sq. feet)