



PUTTERILLS

est. 1992

40 Datchworth Green, Datchworth, SG3 6TL

Price £1,950,000

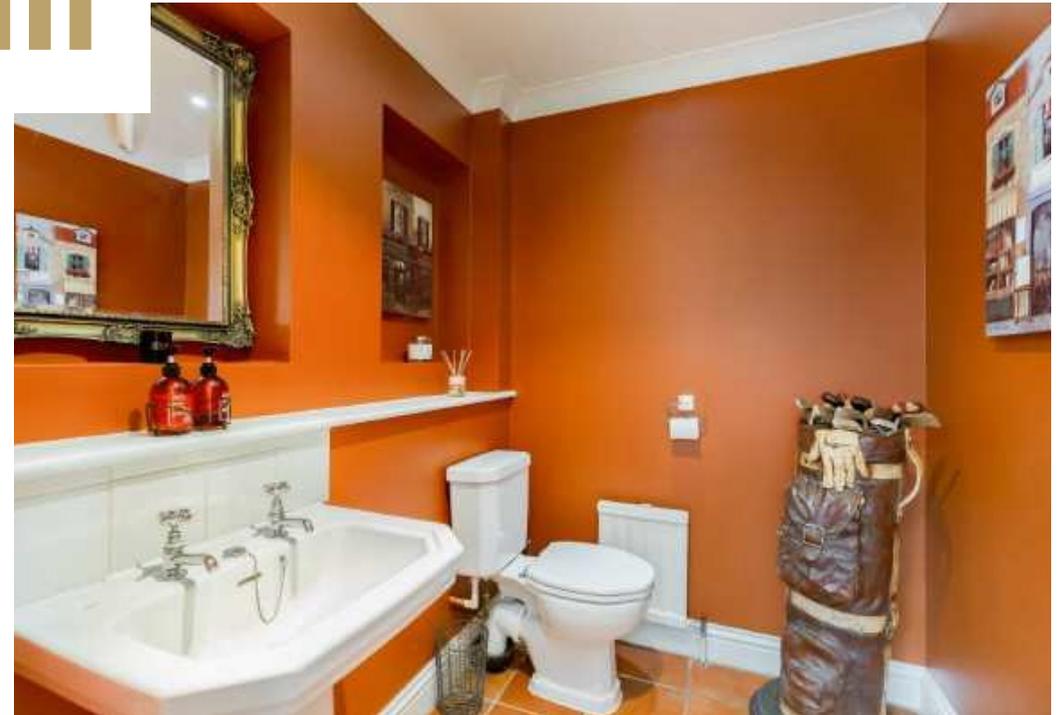
Highly individual 5 bedroom detached residence overlooking the village green

Proudly enjoying its position on prestigious Datchworth Green, this generously proportioned 5 bedroom detached residence of 4021 square feet has been the subject of extension and improvement. The versatile accommodation is well presented throughout and currently comprises: central entrance hall, kitchen open to breakfast room, impressive lounge with vaulted ceiling and opening to conservatory, drawing room, dining room, utility and cloakroom. The main staircase leads from the entrance hall to the first floor landing with doors to 3 very bright and spacious bedrooms, all with en-suite bathrooms and the main bedroom with large dressing areas too. A second staircase rises from an entrance vestibule to the side of the hall and leads to a separate wing that provides 2 double bedrooms, a sitting room/study and a shower room. This wing is located above the double garage and also has an external staircase with personal door, therefore the first floor or whole would lend itself very well to the creation of a separate but attached ANNEXE. Set well back on the leafy plot, the gravel driveway provides parking for several cars, there are lawns and attractive specimen trees. To the rear there is a patio immediately adjacent to the house, lawn, mature trees and hedging, and gated access to Datchworth's Recreation Ground and Allotments. EER: F

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.





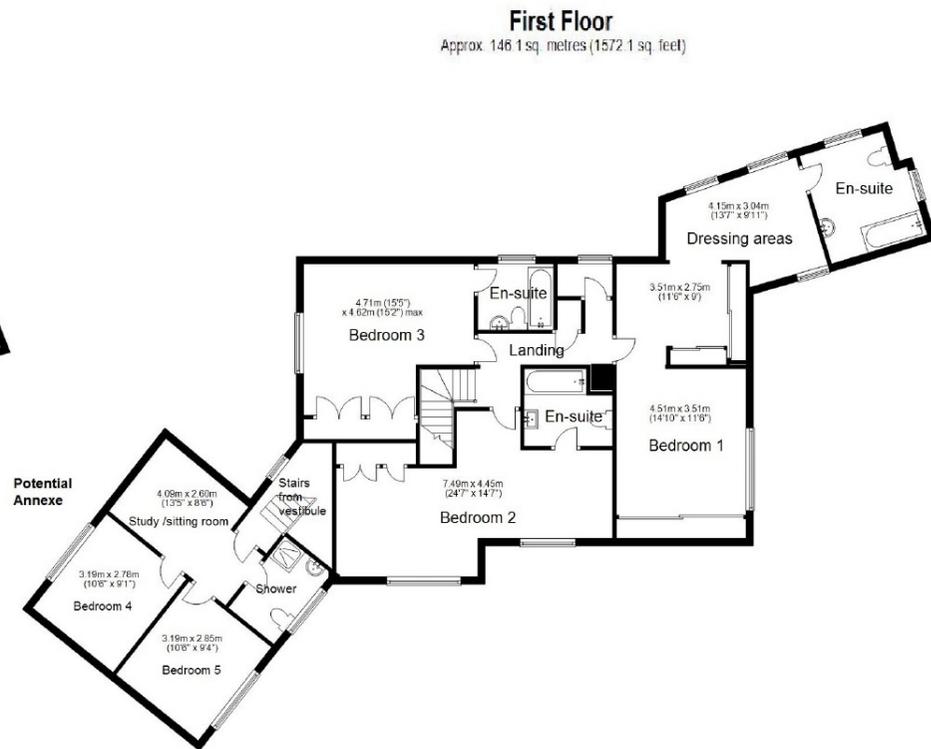
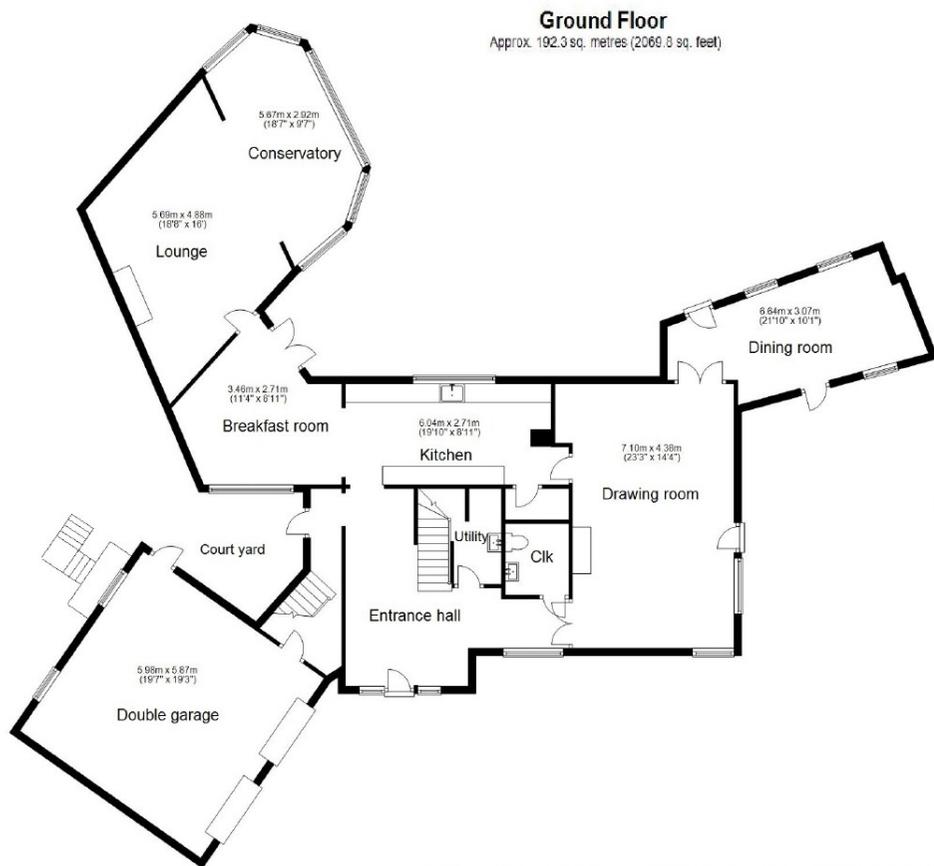












Total area: approx. 338.3 sq. metres (3641.9 sq. feet)

Includes garage area
Plan produced using PlanUp.



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