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5 Stockens Green  
Knebworth SG3 6DG  
**Price £799,950**

# Substantial 4 bedroom detached village house in popular conservation area

\*\*\*\*\* OPEN DAY BY APPOINTMENT ONLY 3RD MARCH 10-12PM\*\*\*\*\*

This extremely well-proportioned detached family house has wash rendered double-fronted elevations and occupies a mature plot with SOUTHERLY facing rear garden. The property is situated in a prime village location in the conservation area and is within easy reach of the village high street and mainline rail link to London Kings Cross. The accommodation has been extremely well maintained by the current vendors throughout and comprises entrance hall, lounge/dining room, kitchen/breakfast room, study, playroom and cloakroom. To the first floor there are 4 double bedrooms with en-suite facilities to the master bedroom and an additional family bathroom. Outside there are front and rear gardens and driveway parking for several vehicles.

### Proximity

All times & distances are approximate as a guide only.

Stansted airport 24 miles - 45 mins  
London Heathrow Airport 40 miles - 55 mins  
Luton Airport 13 miles - 25/30 mins  
Welwyn Garden City 6 miles  
Hertford 7.5 miles  
St Albans 15 miles  
M25 circa 15 miles  
A1(M) Junction 6 - 3 miles  
Kings Cross 30/35 minutes by rail

### The accommodation is arranged as follows:

Storm porch and composite front door with leaded glass panels to:

#### Entrance hall 9'4 x 7'5 (2.84m x 2.26m)

A welcoming approach to the accommodation with oak flooring, column radiator, dado rail, coving to ceiling, deep understairs storage cupboard and doors to:

#### Cloakroom

Fitted with a modern white suite comprising close coupled dual flush WC and wall mounted wash handbasin with chrome mixer tap and tiled splashback. There is an opaque window to the front, ceramic floor tiles and coving to ceiling.

#### Lounge/dining room 20'5 x 17'3 (6.22m x 5.26m)

A sizeable, yet cosy room with oak flooring, 3 column radiators, patio doors and french doors to the rear garden, coving to ceiling, TV aerial socket, telephone point and attractive fireplace with cast iron gas log burner with oak mantel. A door opens to the kitchen/breakfast room.

#### Study 14'7 x 11'1 (4.45m x 3.38m)

Another sizeable room with window to the front, column radiator, telephone point, coving to ceiling, full height storage cupboards and additional low level cupboards.

#### Kitchen/breakfast room 17'2 x 16' (5.23m x 4.88m)

Fitted with a range of blue shaker style wall and base units with oak effect working surface above, inset stainless steel double sink with chrome mixer tap and tiling to splashbacks. Appliances include split level stainless steel

Neff double oven and grill and space and plumbing for washing machine, dishwasher, fridge and freezer. There is a separate island with base units below, oak effect working surface above, breakfast bar style seating and Neff 4 ring gas hob. An opaque glazed door leads to the outside and there are 2 windows to the rear overlooking the garden, coving to ceiling, beech effect flooring, inset ceiling spotlights and door to:

#### Playroom 16'4 x 7'11 (4.98m x 2.41m)

Originally the garage, this room has been converted in previous years and now provides additional living space. Currently used as a playroom with window to the front, column radiator, coving to ceiling, TV aerial socket and fibre optic cable connection.

### STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

#### Landing

A good size, bright space with attractive timber balustrade, window to the front, column radiator, coving to ceiling, dado rail, airing cupboard housing hot water cylinder, hatch to loft and doors to:

#### Bedroom 1 16'2 (maximum) x 14'8 (maximum) (4.93m (maximum) x 4.47m (maximum))

A lovely double room with window to the rear overlooking the garden. There is a dressing area with space for a wardrobe, coving to ceiling, column radiator and door to:

#### En-suite shower room 6'10 x 6' (2.08m x 1.83m)

Fitted with a white suite comprising shower cubicle with glass door and wall mounted shower, pedestal wash handbasin with chrome mixer tap and close coupled dual flush WC. There is a chrome ladder style heated towel rail, tiling to dado height, coving to ceiling and opaque window to the rear.

#### Bedroom 2 13' x 10'11 (3.96m x 3.33m)

Another well proportioned double room with window to the front and column radiator.

#### Bedroom 3 12'1 x 10'11 (3.68m x 3.33m)

With window to the rear, column radiator, coving to ceiling and 2 useful built in cupboards.

#### Bedroom 4 11'9 x 9' (3.58m x 2.74m)

With window to the rear, column radiator and coving to ceiling.

#### Bathroom 9'7 x 8' (2.92m x 2.44m)

A good size room fitted with a white suite comprising bath with chrome mixer tap and retractable hand held shower, dual flush WC and wash handbasin with chrome lever style mixer tap inset into white gloss vanity cupboards and shower cubicle with chrome wall mounted shower and glass door. There is a column radiator, tiling to splashbacks, ceramic floor tiles, coving to ceiling, inset ceiling spotlights and opaque window to the front.

### Outside

#### Rear garden

With a southerly aspect, this sizeable rear garden has a deep paved patio immediately to the rear of the property with a step down to a lawn. There are well stocked borders planted with an array of shrubs and trees and mature hedging and timber fencing to the boundary. To the rear of the plot there are 3 timber garden sheds and a playhouse. There is an outside tap, external lighting, storage area to the side of the property and a path to the other side with a gate leading to the front garden.

#### Front garden & parking

Laid to block paving providing ample parking for several vehicles with a shaped lawn and well stocked flower beds planted with a variety of spring flowering bulbs, shrubs and trees. The garden is bound by timber fencing and is accessed via a timber 5 bar gate.

### EER & Council tax

Council Tax Band F £2,343.00  
Energy Efficiency Rating (EER) - E

### Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. 01438 817007.

Disclaimer  
Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.















## Stockens Green, Knebworth SG3

APPROX. GROSS INTERNAL FLOOR AREA 1956 SQFT / 181.7 SQM



FIRST FLOOR



GROUND FLOOR



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