

## Rarely available detached family house withing striking distance of the mainline rail link

This bright and spacious detached 4 bedroom family house occupies a manageable plot with SOUTH FACING garden and private driveway with integral garage. Within a very short distance of the mainline rail link to London Kings Cross, the property is approached via a deep central hall with staircase and comprises: Modern cloakroom, kitchen/breakfast room with boot room, sizeable triple aspect living room with study area and fireplace, generous en-suite shower room and a family bathroom. Chain free sale. Energy Rating: E

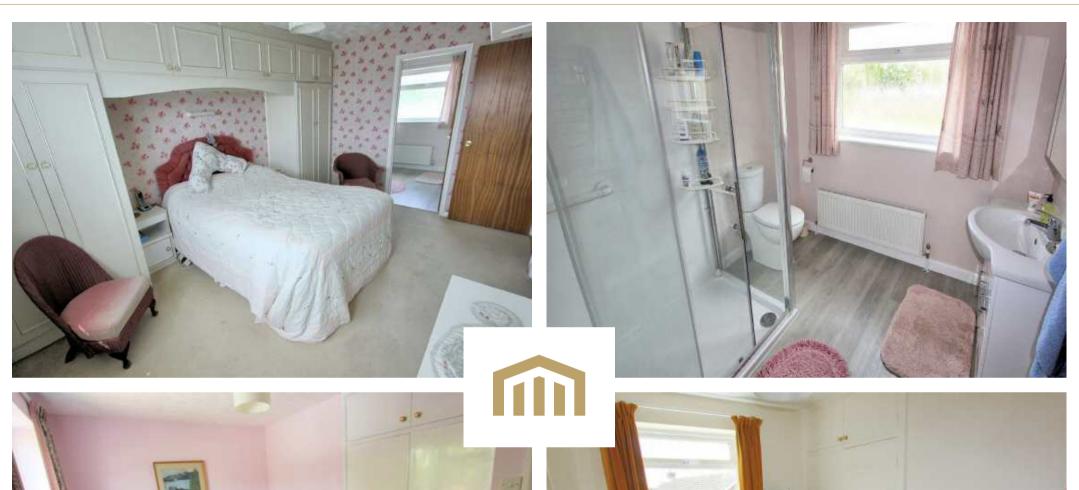
Knebworth High Street has shops that cater for daily needs to include a chemist, post office, doctors' surgery, two dentists, Co-op general store, Indian restaurant, Chinese take away, two cafés, wine merchants, independent butcher & a well-regarded junior/mixed infant school. There are C of E & RC churches, 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 Jct 23 14 miles.







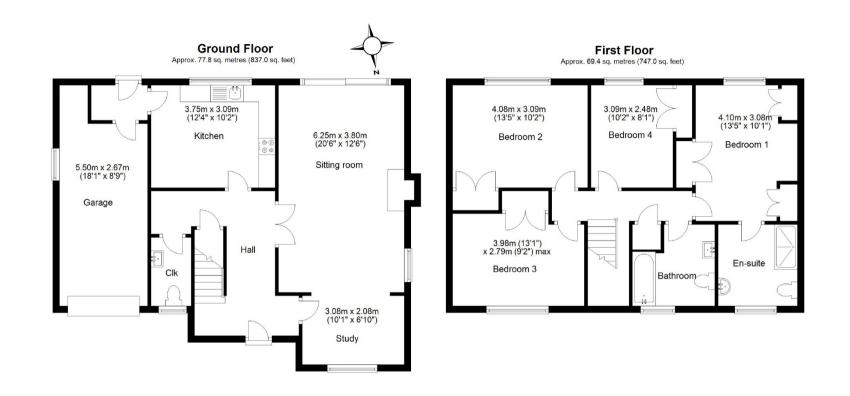












Total area: approx. 147.2 sq. metres (1584.0 sq. feet)



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All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.