



PUTTERILLS

est. 1992

'Dougdale', Gun Road, Knebworth, SG3 6BP

**Price £675,000**

## Modern detached family house in prime village setting

Thoughtfully designed and blending beautifully with the traditional local architecture, this delightful 3 double bedroom detached house is located in the heart of Knebworth village. Construction of 'Dougdale' commenced a number of years ago yet the house has only recently been completed by executors and has therefore never been resided in. The property is situated in a popular turning within easy reach of the village high street and mainline rail link to London Kings Cross. The property has been carefully constructed to a good standard, with gas fired heating, deep loft insulation and double glazed windows. The accommodation comprises: central entrance hall, lounge with wide patio doors to the garden, second reception room that could serve as a playroom/office/dining room, fitted kitchen, utility room and cloakroom. An attractive wooden staircase ascends to a bright central landing leading to the bedrooms, with an en-suite shower room and family bathroom. Outside is a landscaped rear garden with a patio and low retaining brick wall, with steps up to a lawn that has fenced and hedged boundaries. To the front is a raised bed, hedging providing privacy and a gravel driveway with parking for up to 4 cars and leading to a detached brick-built single garage. CHAIN FREE. Energy rating: C

Knebworth village provides a High Street with shops for daily needs. There is a chemist, post office, doctors' surgery, two dentists, Co-op general store, Indian restaurant, Chinese take away, two cafés, wine merchants & a well-regarded junior/mixed infant school. The mainline railway station with frequent service allows access to London Kings Cross in around 25/35 minutes. There are 5 churches all linked through the Knebworth Family of Churches, a Golf club, recreation ground with tennis courts, bowling green and toddlers play area. 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 - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles.



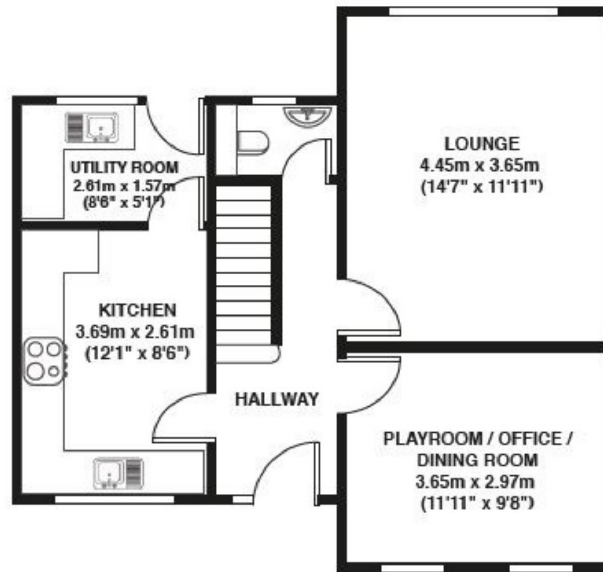








## GROUND FLOOR



## FIRST FLOOR



Total area: approx. 103.8 sq. metres (1117.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.



PUTTERILLS

est. 1992

[putterills.co.uk](http://putterills.co.uk) | 01438 817007 | [kneb@putterills.co.uk](mailto:kneb@putterills.co.uk)

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.