



PUTTERILLS

— est. 1992 —

6 Swangleys Lane, Knebworth, SG3 6AA

Price £1,100,000

1920s 4 bedroom character home in highly desirable village location

This pretty detached 4 double bedroom character residence has been sympathetically enlarged to provide a characterful and spacious family home set in a mature plot of just over 1/4 acre (0.28 of an acre). Tucked away in a highly desirable turning, yet within close proximity of the village high street, the property boasts a number of architectural features including original internal doors, fireplaces, attractive panelling, balustrade and mahogany handrail to the staircase. Approached via a gabled storm porch which in turn leads to a deep central entrance hall, the accommodation comprises: Lounge with glazed doors to the garden, dining room, study/family room, kitchen with breakfast area and views over the garden, utility room, playroom/hobbies room, office, cloakroom, en-suite bathroom and a family bathroom. The South facing rear garden measures some 135' in depth and boasts a terrace with steps down to the lawn, flower beds either side, a large ornamental pond and a pathway that meanders to the rear of the plot with a potting and compost area, greenhouse and shed. To the front of the house is a brick paved driveway with parking for up to 6 cars and established planting, including a magnificent Magnolia tree. AGENT'S NOTE: The family room and office have been converted from a garage and could be utilised as a studio, home office or have ANNEXE potential if required. Energy rating: C

Knebworth village provides a High Street with shops that cater for daily needs. There is a chemist, post office, doctors' surgery, two dentists, Co-op store, Indian restaurant, Chinese take away, two cafés, wine merchants & a well-regarded junior/mixed infant school. The mainline railway station allows a frequent service to London Kings Cross in around 25/35 minutes. There are Church of England & Roman catholic churches, Golf club & a recreation ground with tennis courts, bowling green and toddlers play area. The following distances are 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 Jct23 14 miles. As with many local villages, the current local plan for Knebworth includes areas of proposed development. For further details please visit the North Herts District Council website.





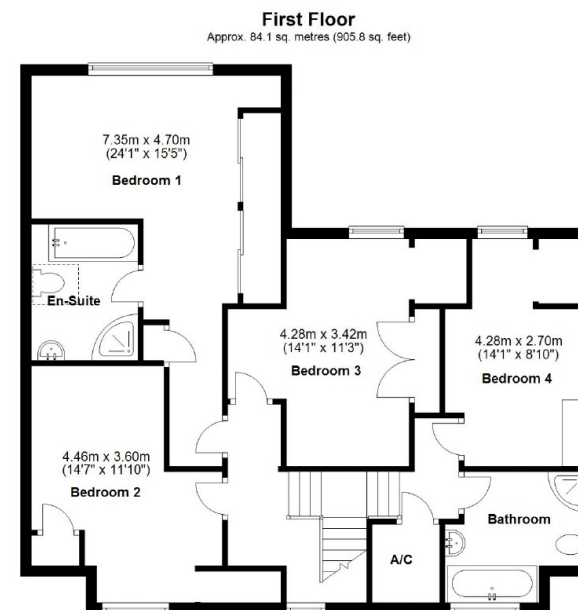












Total area: approx. 222.3 sq. metres (2392.9 sq. feet)