



2 bedroom ground floor flat
3 Kerr Close, Knebworth, SG3 6AL





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Price £165,000

This spacious two bedroom apartment is situated on the ground floor of a purpose built block comprising just 6 properties and forms part of a popular village development constructed by 'Wimpey Homes' in the mid 1980s. Within close proximity of the mainline rail link to London Kings Cross, the property boasts a well proportioned living/dining room, fitted kitchen, modern white bathroom and two bedrooms. There is an allocated parking bay for one vehicle, further visitors parking and mature communal lawn areas with established tree and hedgerows. Excellent FIRST TIME OR INVESTMENT BUY.

Knebworth village dates back to Neolithic times and lies between the towns of Stevenage (to the north) and Welwyn Garden City (to the south). The County Town of Hertford is within a short driving distance and London is easily accessible by road via the A1 (M), or the mainline rail link (Kings Cross approx 32 minutes).

Our busy High Street has shops that adequately cater for daily needs and includes: 2 chemists, post office, library, doctors surgery, 2 dentists, Cooperative general store, builders merchants, well regarded junior/mixed infant school, churches and a recreational ground with tennis courts, bowling green and childrens play area. On the village outskirts is Knebworth's private members Golf Club and a Fitness centre with gymnasium and pool facilities.

Close by Old Knebworth is more rural and is home to the Lytton Arms public house (that regularly hold beer festivals), and Knebworth House - inhabited by Lord Cobbold and his family since 1492.

Since 1974 Knebworth has been famously associated with numerous major open air rock and pop concerts which have been held in the grounds of Knebworth House.

On 16 June 1990 the village was twinned with the commune of Chateilaillon-Plage in France.

There are more than 70 clubs and organisations listed in the current Knebworth Directory.

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:

Part glazed door to communal entrance hall with door to:

Entrance hall

Deep cloaks cupboard, separate airing cupboard with shelves and water tank, coving to ceiling, storage heater and doors to:

Lounge/dining room

This good size dual aspect room benefits from solid wood flooring, coving to ceiling, electric storage heater, separate electric heater, TV aerial socket, telephone point, window to rear, French doors to rear garden and arch to:

Kitchen

Fitted with a range of white gloss wall and base units with timber effect roll top working surfaces above, tiled splashback and single drainer stainless steel sink with chrome taps. There is a stainless steel single oven, 4 ring ceramic hob and extractor fan above together with space for fridge/freezer and washing machine. A window overlooks the communal gardens and there is coving to ceiling and ceramic floor tiles.

Bedroom 1

Coving to ceiling, electric wall mounted heater, mirror fronted wardrobes, TV aerial socket and window overlooking communal gardens.

Bedroom 2

Coving to ceiling, electric wall mounted heater, fitted shelves and window overlooking communal gardens.

Bathroom

Fitted with a white suite comprising bath with chrome Victorian style taps and wall mounted Mira power shower, pedestal wash handbasin with chrome Victorian style taps and low level WC. There is tiling to dado height with timber dado rail, terracotta floor tiles, coving to ceiling and extractor fan.

Outside

Communal gardens

Mainly laid to lawn with a selection of mature trees and shrubs.

Allocated parking

1 allocated parking space plus visitors parking.

- Ground floor flat
- Communal entrance hall
- Entrance hall
- Lounge/dining room
- Kitchen
- 2 bedrooms
- Bathroom
- Communal gardens

Tenure: Leasehold

Local Authority: RENTAL APPROX £675 PM

Energy Performance Available on request

Viewing requests

Strictly by appointment via Putterills:

01438 817007 www.putterills.co.uk



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