



Well presented 4 bedroom detached house in popular cul de sac

18 Badminton Close, Bragbury End, SG2 8SR



## 18 Badminton Close, Bragbury End, SG2 8SR

This well presented detached family house is situated in a popular cul de sac within easy reach of the local shops and transport links. The accommodation benefits from gas heating to radiators and double glazing throughout and comprises: Entrance hall, sitting room, dining room, kitchen, playroom/utility room and cloakroom. There are 4 first floor bedrooms with en-suite bathroom and dressing room to master bedroom and a separate family bathroom. Outside there is a pretty, secluded rear garden bordering the water meadow, front garden, double garage and driveway parking.

Bragbury End is situated at the southern end of Stevenage and is conveniently placed for Knebworth and other outlying villages as well as Stevenage itself which provides extensive schooling, shopping and leisure facilities and a British Mainline station to London's Kings Cross. Hitchin, Welwyn Garden City, St Albans and the County Town of Hertford are just a drive away.

Closeby Knebworth village is a short driving distance and has shops that adequately cater for daily needs. These include: 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.

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)

Price £475,000 Freehold



## Proximity

All times & distances are approximate as a guide only.

Stansted airport 25 miles - 45 mins

London Heathrow Airport 42 miles - 55 mins

Luton Airport 14 miles - 25/30 mins

Welwyn Garden City 7 miles

Hertford 7 Miles

St Albans 16 miles

M25 circa 16 miles

A1(M) Junction 6 - 4 miles

Kings Cross 30/35 minutes by rail (Via Knebworth)

## The accommodation is arranged as follows:

Canopy style porch with inset lighting and contemporary oak front door to:

### Entrance hall 7'8 x 4'10 (2.34m x 1.47m)

A spacious welcoming approach to the accommodation with oak floorboards, coving to ceiling, radiator and doors to:

### Sitting room 21'8 x 12'9 (nt 9'8) (6.60m x 3.89m (nt 2.95m)

With coving to ceiling, 3 wall lights, attractive limestone fireplace with granite hearth and inset coal effect gas fire, TV aerial socket, 2 radiators, high level window to the side and french doors to rear garden. A further door opens to:

### Dining room 13' x 9' (3.96m x 2.74m)

A bright and airy room with window to the front, radiator, coving to ceiling and light oak effect floor tiles. An opening leads to:

### Kitchen 11' x 9' (3.35m x 2.74m)

Fitted with a range of oak wall and base units with granite working surfaces above, tiled splashbacks and inset stainless steel 1½ bowl sink with chrome mixer tap. Appliances include stainless steel Britannia range cooker with 6 gas burners and chimney style extractor fan above, space for fridge freezer and dishwasher. There are ceiling spotlights, light oak effect floor tiles, window to the rear overlooking the garden and opaque glazed door to the side.

### Playroom/Utility room 12'2 x 8'2 (3.71m x 2.49m)

Currently being used as a utility room and fitted with a range of high gloss wall and base units with working surfaces above and space and plumbing below for washing machine and tumble dryer. There is oak effect flooring, inset ceiling spotlights, telephone point, door to garage and full height window to the front.

### Cloakroom 4'11 x 4'10 (1.50m x 1.47m)

White suite comprising concealed cistern low level WC and wash handbasin with chrome lever style mixer tap inset into maple effect vanity cupboard with mosaic tiled splashback. There are ceramic floor tiles and a high level opaque window to the rear.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR



### Landing

With hatch to part boarded loft, airing cupboard housing hot water cylinder and doors to:

**Bedroom 1** 13'10 (to w/robes) x 12'10 (maximum) (4.22m (to w/robes) x 3.91m (maximum))

A good size double room with high level window to the rear and full height window to the front, brass ceiling spotlights, dado rail, mirror fronted fitted wardrobes and door to:

**Dressing room** 7' x 6'8 (2.13m x 2.03m)

With high level window to the side, radiator and door to:

**En-suite bathroom** 6'10 x 5'5 (2.08m x 1.65m)

Fitted with a white suite comprising bath with glass shower screen, chrome mixer tap with shower attachment and additional wall mounted Triton power shower above, pedestal wash handbasin with chrome mixer tap and low level dual flush WC. There are fully tiled walls with inset decorative mosaic borders, ceramic floor tiles, chrome ladder style heated towel rail and opaque window to the side.

**Bedroom 2** 11'11 x 8'11 (3.63m x 2.72m)

Another double room with coving to ceiling, built in cupboard, radiator, TV aerial socket and window to the rear.

**Bedroom 3** 12' x 7' (3.66m x 2.13m)

Another double room with window to the rear and radiator.

**Bedroom 4** 9'1 x 7'5 (2.77m x 2.26m)

With built in cupboard, coving to ceiling, radiator and window to the front.

**Bathroom** 8'10 x 5'9 (2.69m x 1.75m)

Fitted with a white suite comprising walk in shower with glass screen and wall mounted chrome shower, concealed cistern low level WC and wash handbasin with chrome monobloc mixer tap inset into high gloss vanity cupboard. There is a chrome ladder style heated towel rail, inset ceiling spotlights, fully tiled walls with inset mosaic border tiles, ceramic floor tiles, shaver socket and opaque high level window to the rear.

### Outside

#### Rear garden

A particular feature of the property with paved patio immediately to the rear of the property leading to a lawn with well stocked borders of roses, lavender, kerria, peony and numerous spring flowering bulbs and perennials and a lovely mature apple tree. There is a circular paved barbecue area with attractive timber canopy, timber garden shed and steps down to a lower seating area. A wrought iron gate leads to the front garden. To the side of the property there is additional land which belongs to the property and drops down to the water meadow.



### Side garden

Low maintenance with views over the neighbouring water meadow and laid to paving with shingle inserts and attractive mature climbing hydrangea to the border. There is an ornamental fish pool, raised patio laid to timber decking with timber balustrade leading to a detached summer house/studio with light and power and gate leading to the front garden.

### Front garden

Low maintenance slate chipped border planted with a variety of shrubs including lilac, acer, yucca and conifers. There is a mature hedge to the boundary and ornamental lighting.

### Garage & driveway parking

Double garage with electric up and over door, light and power and personal door to utility room. There is additional block paved driveway parking for 2 vehicles.

### 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.





# Energy Performance Certificate



18, Badminton Close, STEVENAGE, SG2 8SR

**Dwelling type:** Detached house  
**Date of assessment:** 19 April 2017  
**Date of certificate:** 19 April 2017

**Reference number:** 9418-3098-7234-5413-2990  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 129 m<sup>2</sup>

## Use this document to:

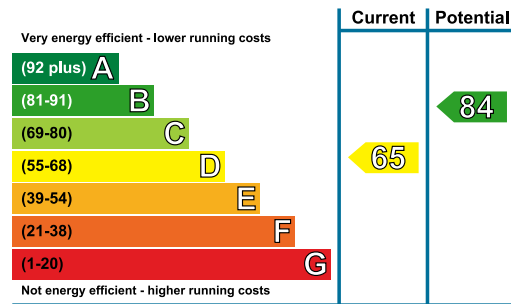
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,513</b>
<b>Over 3 years you could save</b>	<b>£ 1,176</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 225 over 3 years	
Heating	£ 2,646 over 3 years	£ 1,848 over 3 years	
Hot Water	£ 417 over 3 years	£ 264 over 3 years	
<b>Totals</b>	<b>£ 3,513</b>	<b>£ 2,337</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 609	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 234	✓
3 Low energy lighting for all fixed outlets	£30	£ 192	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

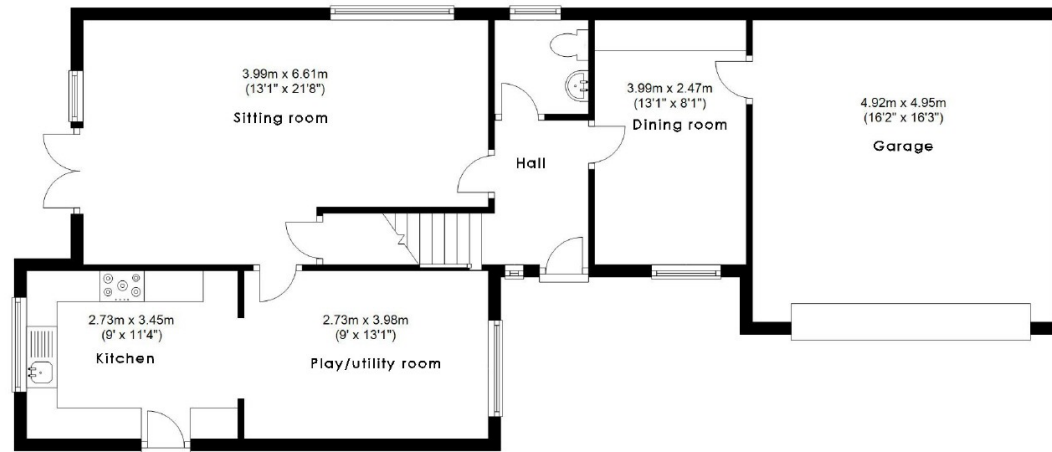


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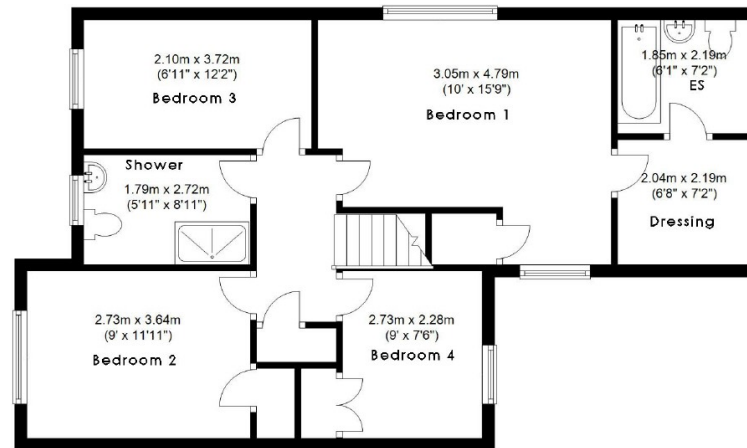
### Ground Floor

Approx. 89.2 sq. metres (959.6 sq. feet)



### First Floor

Approx. 60.2 sq. metres (647.7 sq. feet)



Total area: approx. 149.3 sq. metres (1607.3 sq. feet)

INCLUDES GARAGE AREA  
Plan produced using PlanUp.