



mather
estates
independent agents

6 Milk Churn Way SG3 6FF
£500,000

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SELLERS ONWARDS PURCHASE SECURED | Three Double Bedrooms | En-Suite Shower Room | Car Port with Driveway Parking | Built in 2021 | Downstairs WC

An immaculately presented three double bedroom, semi-detached house in the sought after village of Woolmer Green.

Located only a 1 mile walk from Knebworth Train Station, High Street and Local Schooling the property is conveniently situated for couples and families alike.

The property comprises a wide entrance hall leading to a living room, WC and kitchen/dining room which French doors to the rear and newly replaced kitchen with integrated appliances and feature island. To the first floor are two double bedrooms and a family bathroom and on the second floor is a spacious master bedroom with built in storage and en-suite shower room.

The rear a low maintenance garden is fully enclosed with rear gate access to a single carport and driveway for multiple vehicles.

The property benefits from a 10 year warranty, double glazed windows and combination boiler.

The council tax band is an E with Welwyn Hatfield Council.

Woolmer Green Village is ideally located within walking distance of local amenities and shops, recreational grounds and the local primary school. Knebworth is a short walk away with extra facilities and its Train Station taking you to London.

There is a service charge for the development of approx. £188.93pa.











Entrance Hall

10'2" x 5'5"

Entrance via composite door, wooden laminate flooring, double glazed window to side aspect, storage cupboard housing electric fuse board, radiator.

Living Room

13'9" x 10'6"

Double glazed window to front aspect, carpet, radiator, door to kitchen/dining room.

Kitchen/Dining Room

14'6" x 13'10"

Double glazed window to side aspect, double glazed French doors to rear aspect, laminate flooring, under stair storage cupboard, fitted white gloss kitchen with a range of wall and base units, feature kitchen island with storage cupboard, integrated double oven/grill, integrated gas hob with stainless steel splash back and integrated extractor fan over. integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, stainless steel 1.5 sink with drainer,

WC

4'8" x 5'9"

Laminate flooring, dual flush WC, wash hand basin with mixer tap, radiator.

Landing

13'0" x 6'8"

Double glazed window to side aspect, carpet, door to second floor stairs, doors to bedrooms and bathroom.

Bedroom 1

19'0" x 13'10"

Double glazed window to front aspect, carpet, radiator, double door built in wardrobe, door to en-suite.

En-suite

7'4" x 4'5"

Double glazed skylight window, tiled double shower cubicle, dual flush WC, wash hand basin with mixer tap, tiled flooring, tiled walls.

Bedroom 2

9'3" x 13'10"

Double glazed window to rear aspect, storage cupboard, carpet, radiator.

Bedroom 3

11'6" x 6'10"

Double glazed window to front aspect, radiator, carpet.

Bathroom

7'1" x 6'10"

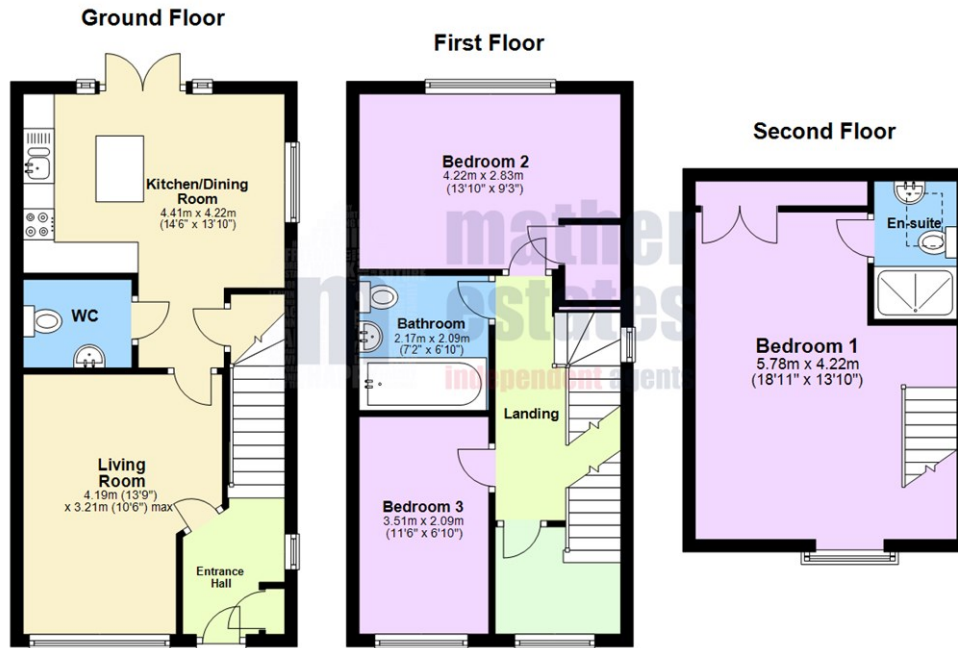
Panel bath with mixer tap, shower over and shower screen, dual flush WC, wash hand basin with mixer tap, tiled walls and floors, radiator, electric shaver point.

Garden

Shingle, paved patio with pathway, rear gate access.

Parking

Single car port with eaves, driveway for multiple vehicles. Visitor parking on road.



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	95
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	95
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

01438 748007 stevenage@matherestates.com
129 High Street, Old Town, Stevenage, Herts, SG1 3HS