



London Road, Woolmer Green, SG3 6HY

£230,000



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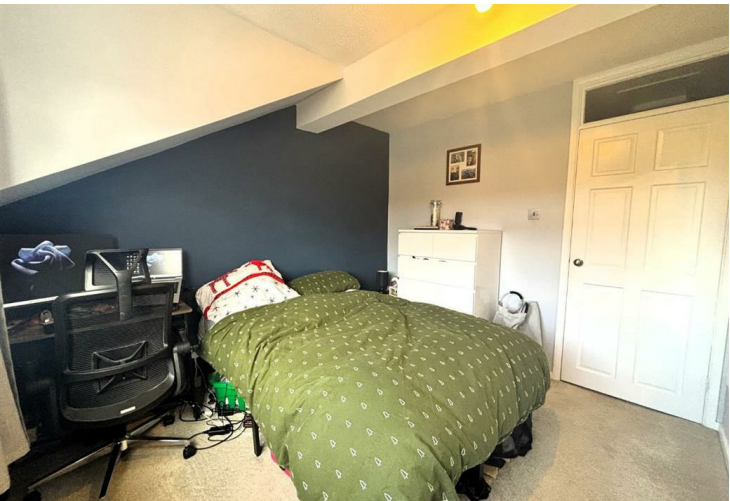
Nestled in the charming village of Woolmer Green, this delightful one-bedroom house offers a perfect blend of comfort and convenience. Built in 1990, the property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are welcomed into a cosy living room measuring 12'1 x 11'1, providing an inviting atmosphere for relaxation or entertaining guests. The fitted kitchen is both practical and stylish, making it an ideal space for culinary enthusiasts.

The property features a well-appointed bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located, adding to the overall practicality of the home.

One of the standout features of this property is the private garden at the front, offering a lovely outdoor space to enjoy the fresh air and sunshine. Additionally, parking is available to the rear, providing ease and accessibility for residents and visitors alike.

This cluster house is perfect for individuals or couples seeking a tranquil village lifestyle while still being within reach of the vibrant amenities of London. With its appealing features and prime location, this property presents an excellent opportunity for those looking to make a home in Woolmer Green.





Front door into:

Entrance Hall:

Solid wooden door opens into porch with another door opening into lounge area.

Living Room:

12'1 x 11'1

Wood effect flooring. Power points surround. Radiator. Double glazed window to front aspect. Stairs lead to first floor. Arch opens to:

Kitchen:

9'0 x 5'7

Fitted range of high gloss wall and base units, rolled edge work surfaces. Stainless steel sink and drainer with mixer tap. Space and plumbing for appliances. Built in storage cupboard also housing wall mounted gas combi boiler. Double glazed window to side aspect.

Bedroom:

11'3 x 10'4

Fitted carpet. Power points surround. Radiator. Built in wardrobes across one wall with ample storage space. Double glazed window to front aspect.

Bathroom:

A matching three piece suite comprises of panel bath with mixer taps and shower head attachment. Vanity Wc and hand wash basin unit with drawers under. Radiator. Fully tiled walls.

Garden:

Garden belongs to this property and located to front aspect. Mostly laid to lawn with mature shrubs to border with timber flower beds, small patio area for good seating space.

Outside Storage Cupboard

Door entry to underpass of drive thru to parking area provides storage space housing meters.

Parking:

Residents car park.

Lease and Charges:

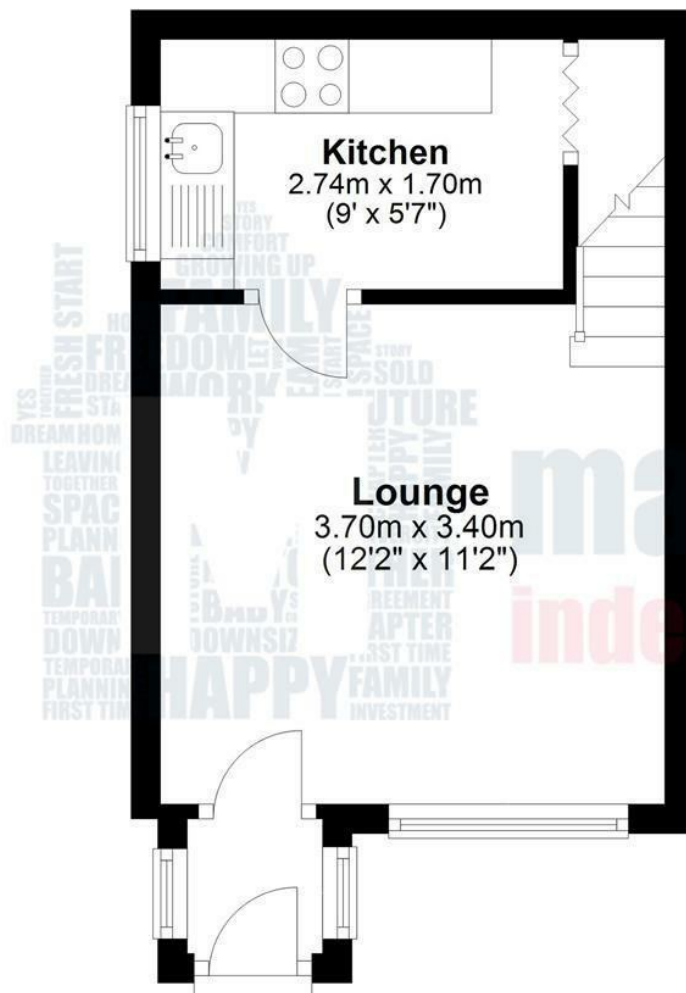
Current lease 89 years remaining. The current vendor is in the process of buying a share of the freehold which would extend the lease to 999 years.

Service Charge: £50 pa.

Management is run by one of the owners in the cul de sac.

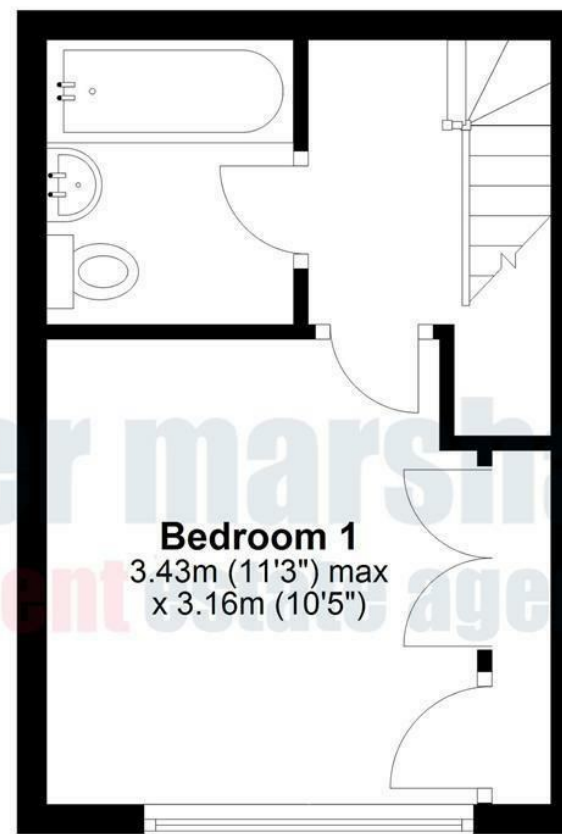
Ground Floor

Approx. 19.7 sq. metres (211.9 sq. feet)



First Floor

Approx. 17.9 sq. metres (192.5 sq. feet)




Total area: approx. 37.6 sq. metres (404.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

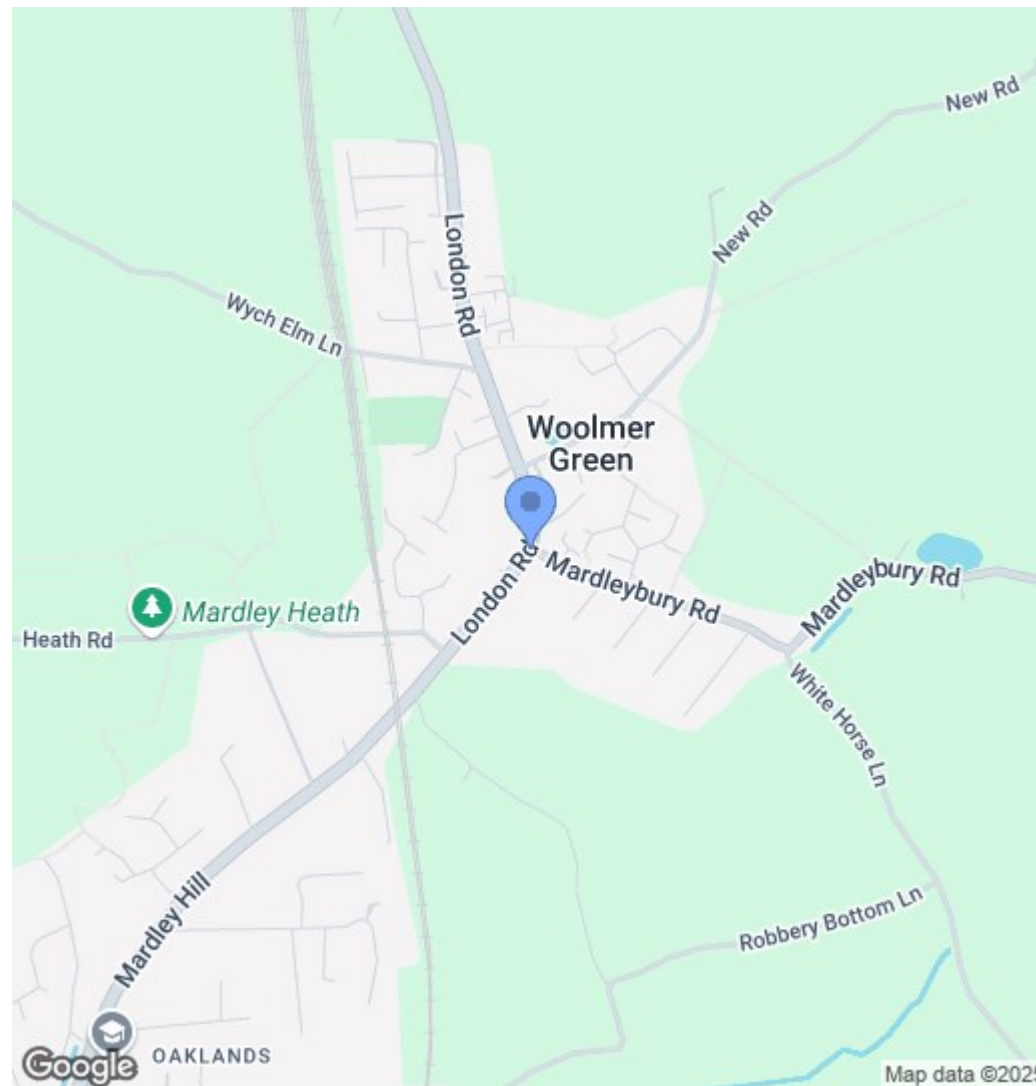
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission,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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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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.

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