



Woodstock, Knebworth, SG3 6EA

£350,000



2



1



2

Woodstock, Knebworth

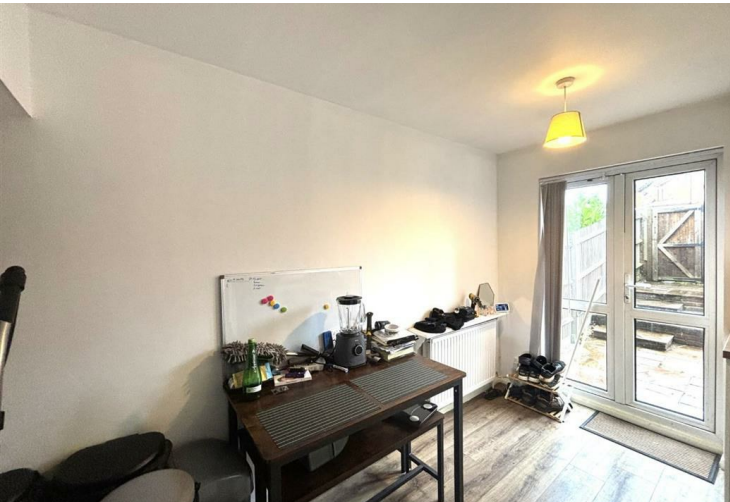
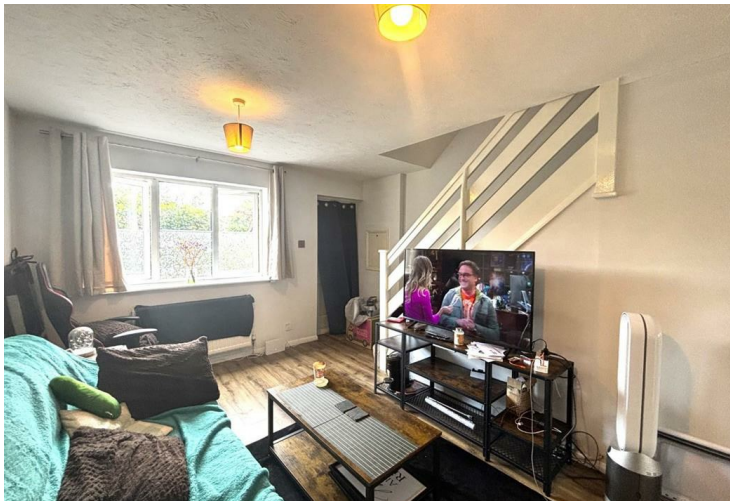
****CHAIN FREE - VILLAGE LOCATION - WALKING DISTANCE TO TRAIN STATION AND PRIMARY SCHOOL****

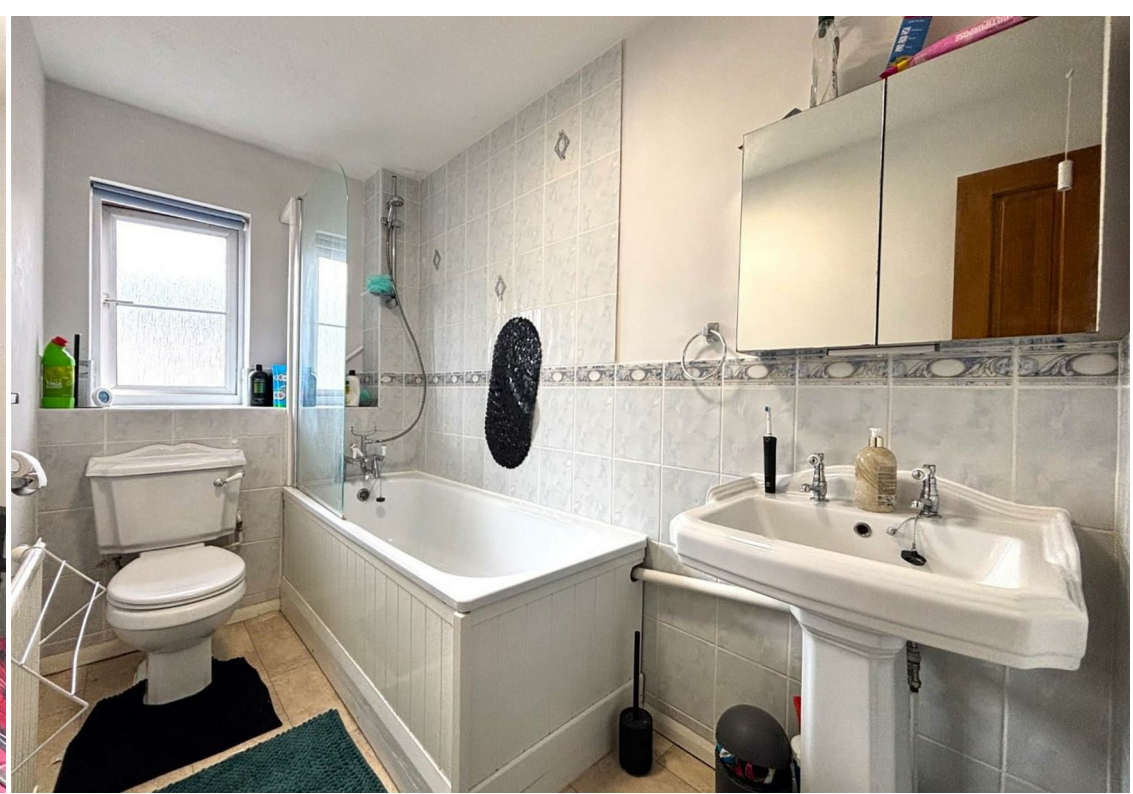
Nestled in the charming area of Woodstock, Knebworth, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With a well-proportioned living room, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in.

The house features two cosy bedrooms, providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

The location of this property is particularly appealing, as Woodstock is known for its picturesque surroundings and community spirit. Residents can enjoy the benefits of local amenities, including shops, schools, and parks, all within a short distance. The area is well-connected, making it easy to commute to nearby towns and cities.

This terraced house is an ideal choice for first-time buyers, small families, or those looking to downsize. With its charming features and prime location, it offers a wonderful opportunity to create a home that reflects your personal style. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.





Living Room:

15'9 x 12'2

UPVC double glazed window to front, radiator and opening to:

Kitchen/Dining Room:

12'2 x 10'8

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, appliance space for cooker, fridge/freezer and washing machine, radiator, under stairs cupboard and doors opening to garden.

First Floor Landing:

Access to loft, storage cupboard and doors to:

Bedroom One:

10'4 x 9'

UPVC double glazed window to front, radiator and cupboard.

Bedroom Two:

10'8 x 7'10

UPVC double glazed window to rear and radiator.

Bathroom:

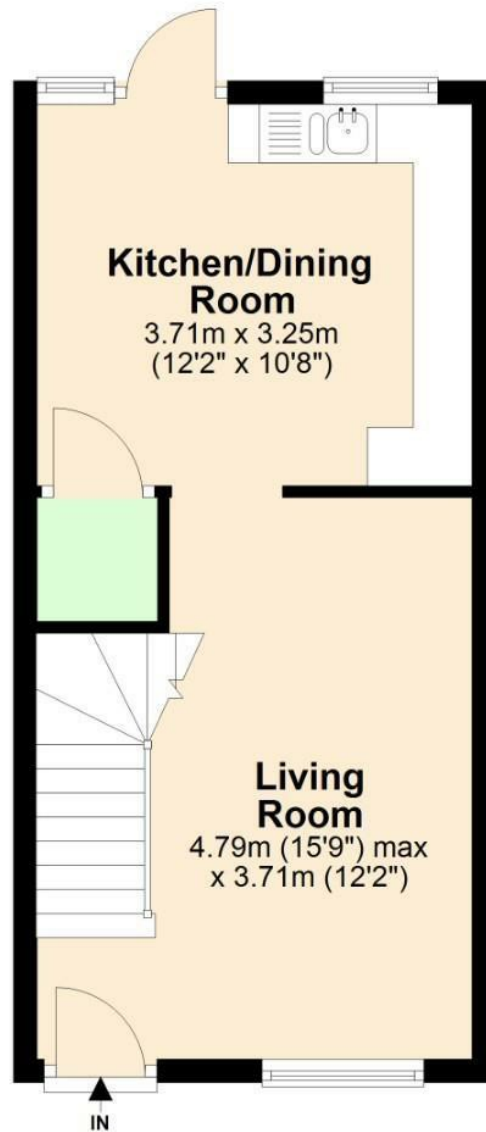
10'8 x 4'9

Low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap radiator and opaque UPVC double glazed window to rear.

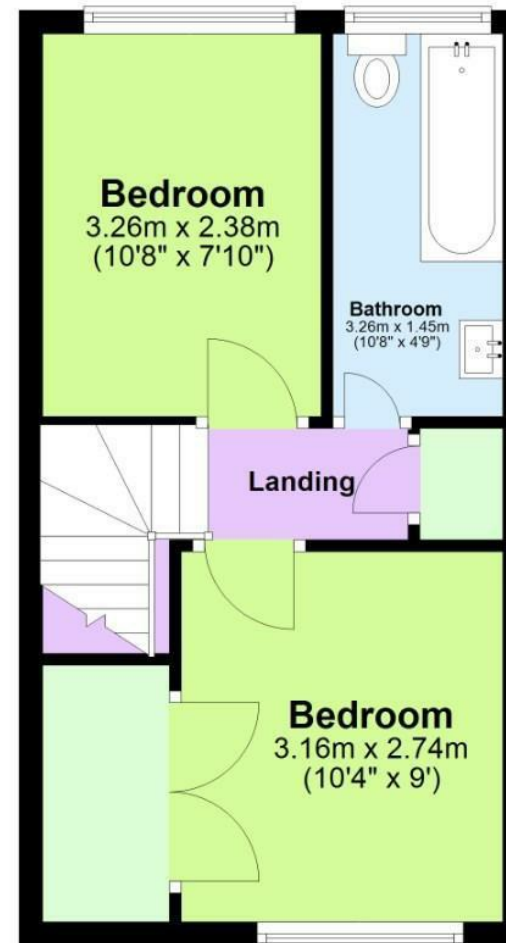
Garden:

Sunny South facing garden mainly laid with paved patio and enclosed by panel fencing, outside light and tap, shed, pedestrian gated rear access.

Ground Floor



First Floor

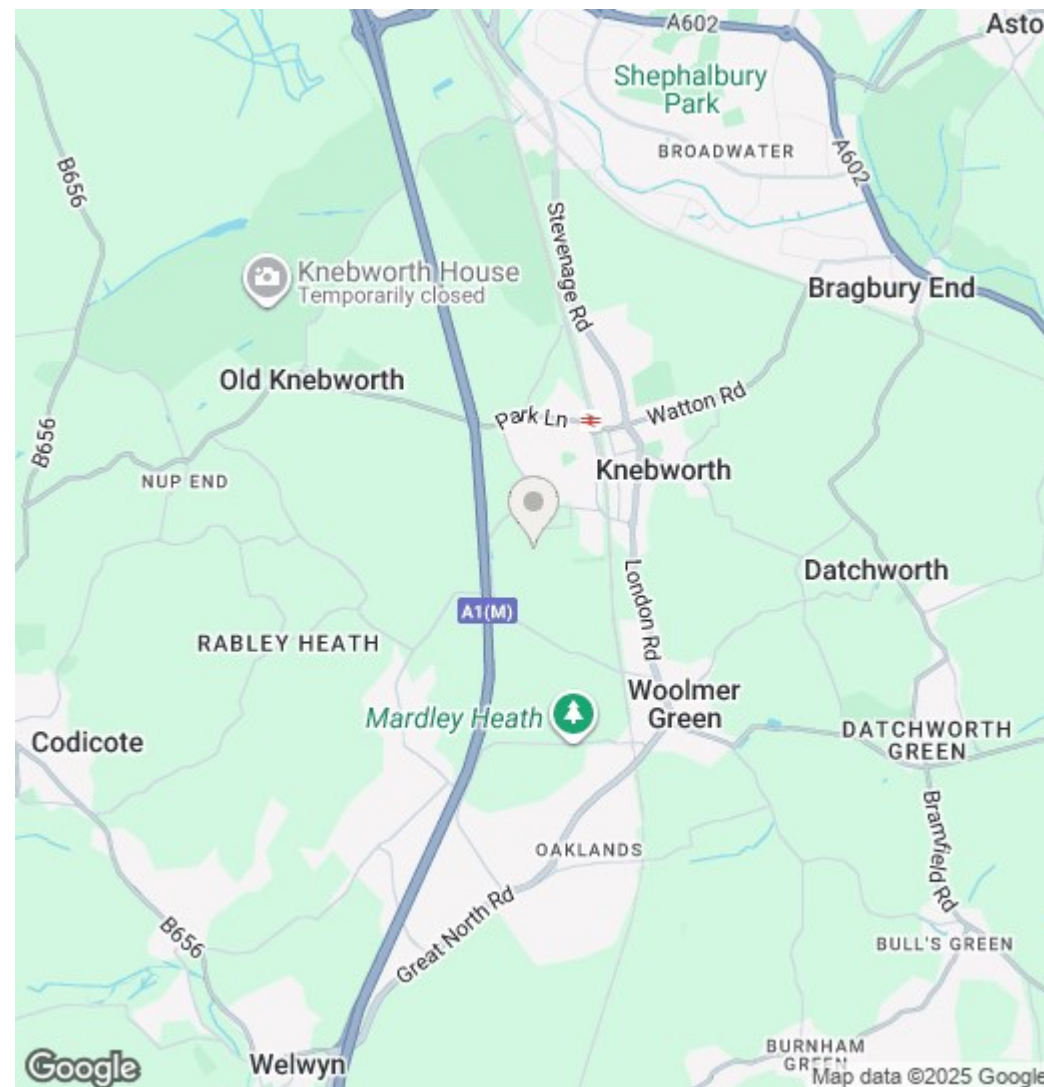


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



mather
estates
independent agents



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.

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