



Woodstock, Knebworth, SG3 6EA

£350,000



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Woodstock, Knebworth

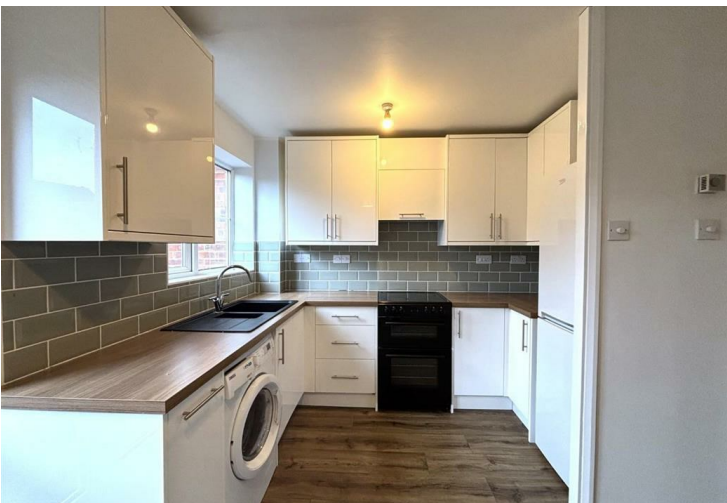
****CHAIN FREE – SOUGHT-AFTER VILLAGE LOCATION – WALKING DISTANCE TO TRAIN STATION & PRIMARY SCHOOL****

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

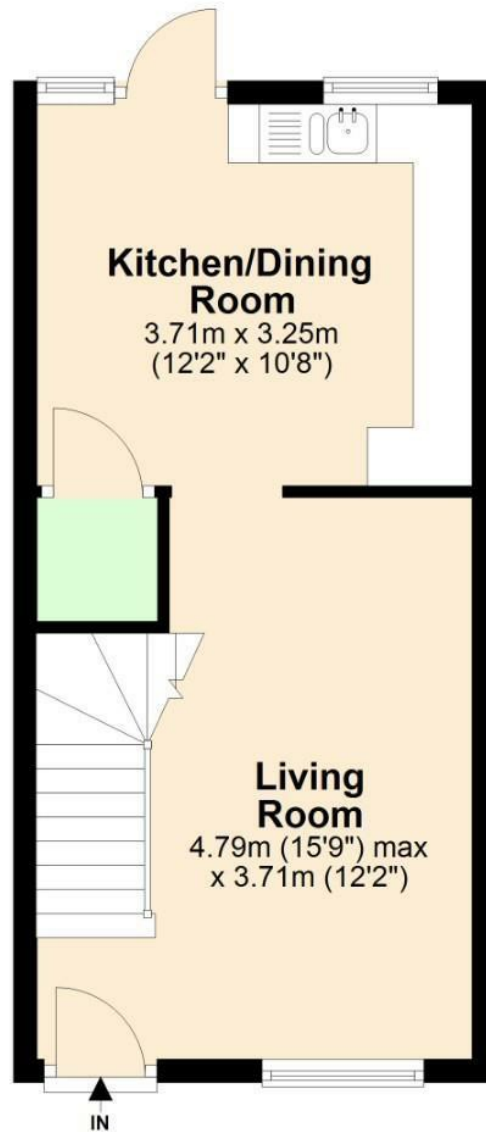
Low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap radiator and opaque UPVC double glazed window to rear.

Garden:

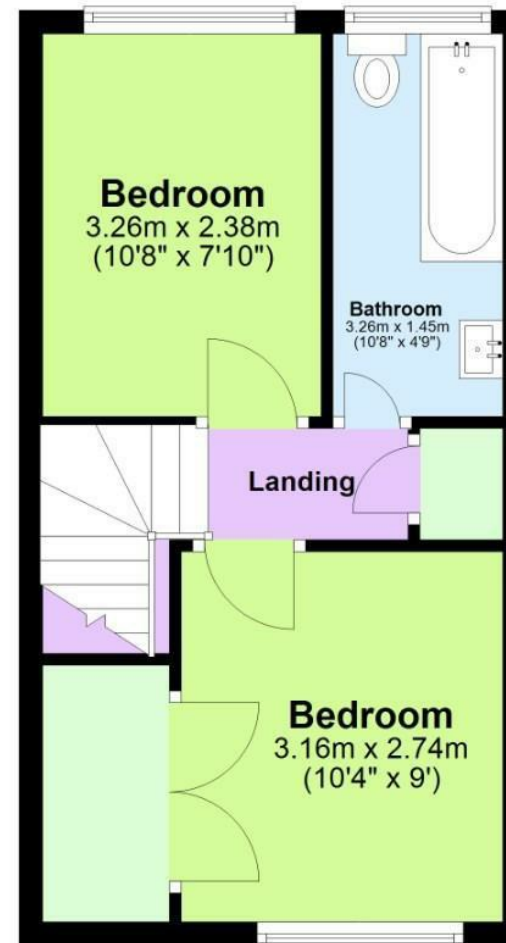


Sunny South facing garden mainly laid with paved patio and enclosed by panel fencing, outside light and tap, shed, pedestrian gated rear access.

Ground Floor



First Floor

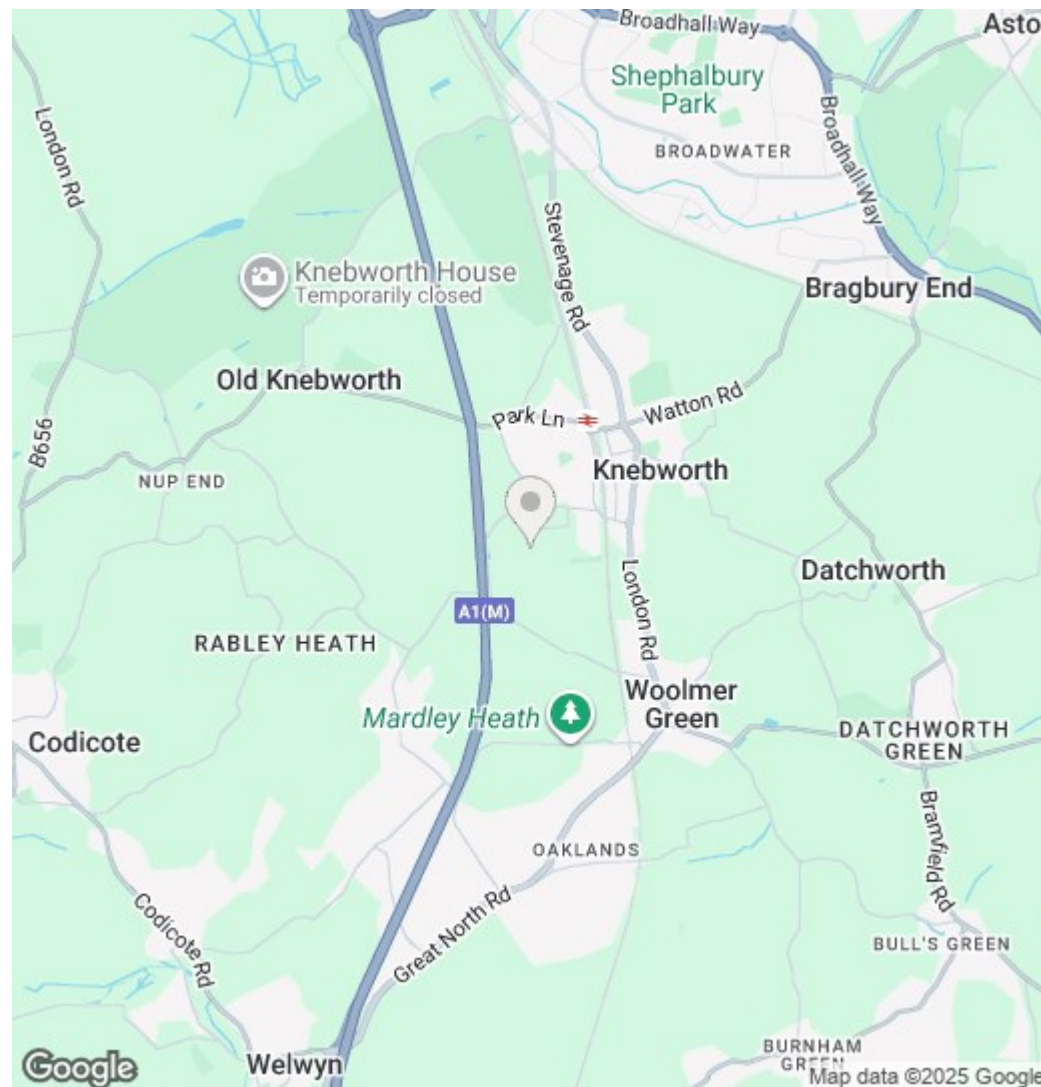


Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
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4. Potential buyers are advised to recheck the measurements before committing to any expense.
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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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