



Because property is personal with...

Twin Foxes, Woolmer Green

**BELVOIR!**



Offers in excess of £399,995



## Key Features

- GREAT VILLAGE LOCATION
- Three bedroom house arranged over three floors
- Bright, modern and tastefully presented
- fitted kitchen to front and lounge/dining room to the rear
- Family bathroom and En Suite to bedroom
- South facing garden
- EPC rating C
- Freehold





LOVELY VILLAGE DEVELOPMENT! Bright, modern and tastefully presented townhouse style home arranged over three floors, boasting parking for two vehicles (including car port) along with upgraded Nest smart heating system and south facing rear garden! The accommodation is arranged over three floors and includes a fitted kitchen to front with a large lounge/dining room to the rear on the ground floor. The first floor has two well-proportioned double bedrooms and a family bathroom. The top floor accommodation has a further double bedroom with en suite shower room. To the rear there is a lovely south facing garden with outside tap and security lighting. Woolmer Green is a small village that's close to both Knebworth and Welwyn. The village has a wonderful ?community? feel. Close to the A1(M), the nearest train station is just down the road in Knebworth and there is a local primary school. There are many local amenities in the village, including a Tesco express and the Red Lion pub.

**Entrance Hallway**

**Kitchen 2.72 x 2.84**

**Lounge/Dining Room 4.24 x 4.11**

**First Floor Landing**

**Bedroom One 4.09 x 3.35**

**Bedroom Two 4.09 x 2.77**

**Bathroom**

**Top Floor Landing**

**Bedroom Three 2.95 x 3.35**

**En Suite**

**Outside Rear Garden**

**Outside Front**

**Agent Notes**

Belvoir are advised;  
Council tax: Welwyn Hatfield Band D

**Belvoir Disclaimer**

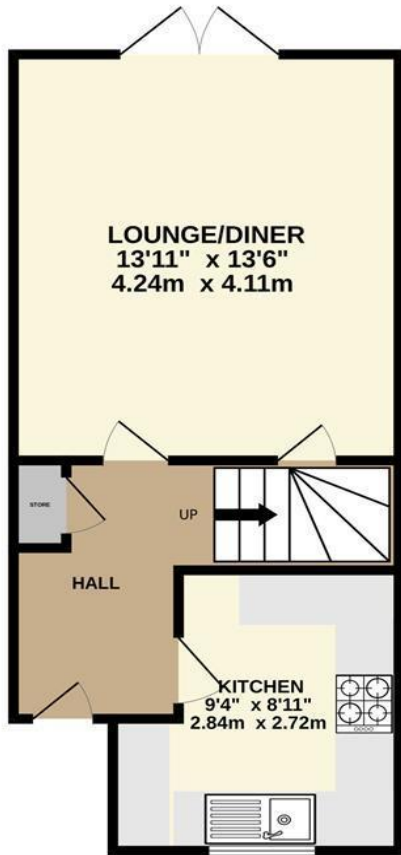
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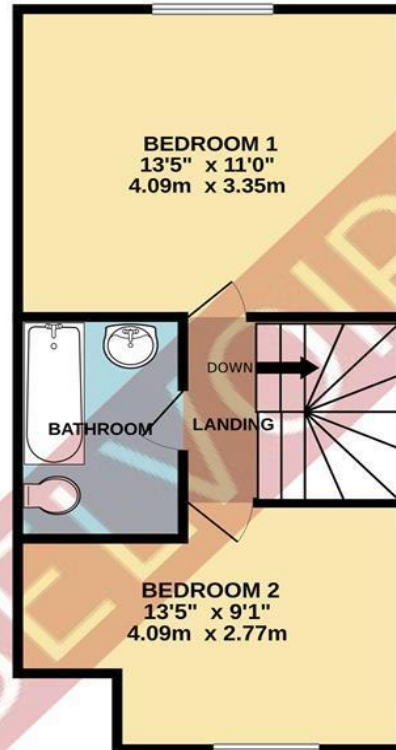




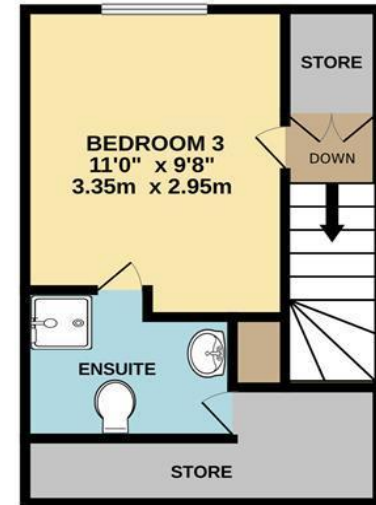
GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



2ND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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