



Because property is personal with...

Wolves Mere, Knebworth

BELVOIR!

Guide price £435,000



Key Features

- QUIET CUL-DE-SAC LOCATION
- SITUATED IN THE HIGHLY SOUGHT AFTER VILLAGE OF WOOLMER GREEN
- EXTENDED TO THE REAR TO PROVIDE A FURTHER RECEPTION ROOM
- DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES
- WALKING DISTANCE TO LOCAL AMENITIES
- WITHIN CATCHMENT OF GREAT SCHOOLING OPTIONS
- EPC rating D





Four-Bedroom Semi-Detached Home in Woolmer Green - Chain Free

Welcome to this extended four-bedroom semi-detached property located in the charming village of Woolmer Green. Nestled in a quiet cul-de-sac, this spacious family home is an ideal canvas for someone looking to modernize and personalize their new living space. With no onward chain, this property presents a rare opportunity for a swift, hassle-free move.

Key Features:

Four Bedrooms: Three generous double bedrooms and a good-sized single on the first floor provide ample accommodation for families.

Spacious Ground Floor Living Areas: Enjoy the extended living and dining areas, complete with patio doors leading out to a private, low-maintenance garden - perfect for relaxing and entertaining.

Converted Garage: Offering versatility, the converted garage provides additional space for a home office, playroom, or guest bedroom.

Modern Kitchen: A well-appointed kitchen sits to the front of the house, offering both style and functionality.

Private Driveway: Off-street parking for two vehicles is available on the property's private driveway.

Low-Maintenance Garden: The paved rear garden includes a storage shed and rear access, ensuring practicality and ease of care.

Location: Set in the highly desirable village of Woolmer Green, this property is ideally positioned for village life with local amenities, a primary school, village hall, football pitch, and picturesque countryside walks all within close reach. Woolmer Green also offers convenient access to Knebworth Station, with regular trains to London Kings Cross in just 38 minutes, making it ideal for commuters.

This property offers endless potential for a family to create their dream home. Early viewing is highly recommended to fully appreciate the space, location, and opportunity on offer.





Entrance Hall

Kitchen 3.97m x 1.93m (13'0" x 6'4")

Sitting Room/Reception Room 4.22m x 2.43m
(13'10" x 8'0")

Cloakroom/W.C

Lounge/Reception Room 4.16m x 5.64m (13'7" x 18'6")

Dining Room/Reception Room 3.37m x 5.04m
(11'1" x 16'6")

First Floor Landing

Bedroom One 3.86m x 2.96m (12'8" x 9'8")

Bedroom Two 3.96m x 2.62m (13'0" x 8'7")

Bedroom Three 3.28m x 2.97m (10'10" x 9'8")

Bedroom Four 2.94m x 2.62m (9'7" x 8'7")

Bathroom

Outside



Agent's Notes

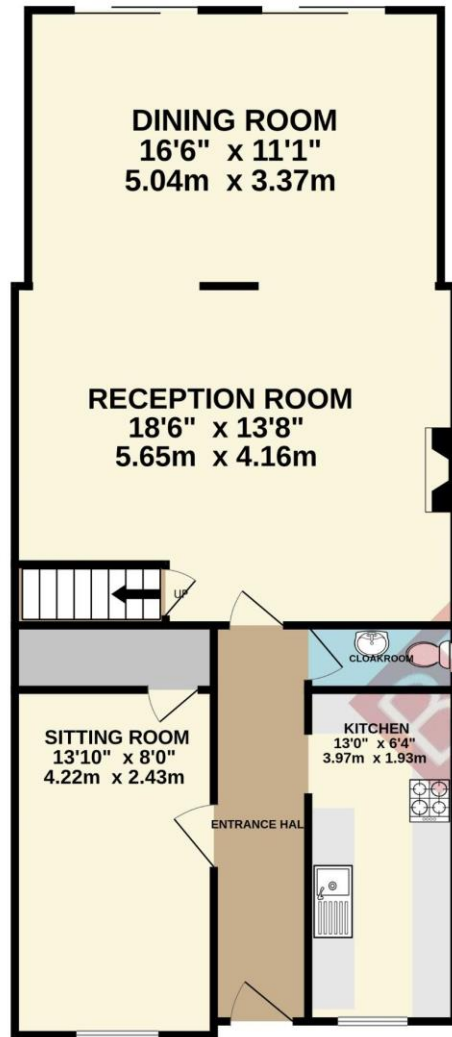
Belvoir are advised:
Council tax - Welwyn Hatfield band E

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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