



Connells

Mardleybury Road
Woolmer Green KNEBWORTH



Property Description

Nestled in the charming village of Woolmer Green, this inviting two bedroom terrace home offers a perfect blend of comfort and convenience. As you step inside, you're greeted by a cosy living space adorned with warm tones and ample natural light streaming through the windows. The well-appointed kitchen boasts modern appliances and plenty of storage, ideal for culinary enthusiasts. Upstairs, two spacious bedrooms provide peaceful retreats, each offering a tranquil ambiance for restful nights. Outside, a private rear garden invites al fresco dining or leisurely moments, while allocated parking ensures hassle free convenience. With its desirable location and thoughtful amenities, this home promises a delightful lifestyle in the heart of Woolmer Green.

Entrance Hall

Lounge

14' 6" x 16' 6" (4.42m x 5.03m)

Double glazed bay window to front, double glazed window to rear, wood flooring, and radiator

Kitchen

7' 3" x 6' 10" (2.21m x 2.08m)

Double glazed window to the rear. Fitted kitchen with a range of wall and base units. Oven, hob, cooker and cooker hood. Fridge freezer and plumbing for washing machine.

Landing

Bedroom One

11' 2" x 10' 2" (3.40m x 3.10m)

Double glazed window to front aspect, carpeted, storage cupboard.

Bedroom Two

10' 4" x 8' (3.15m x 2.44m)

Double glazed window to front aspect, carpeted.

Bathroom

Frosted double glazed window to rear aspect,

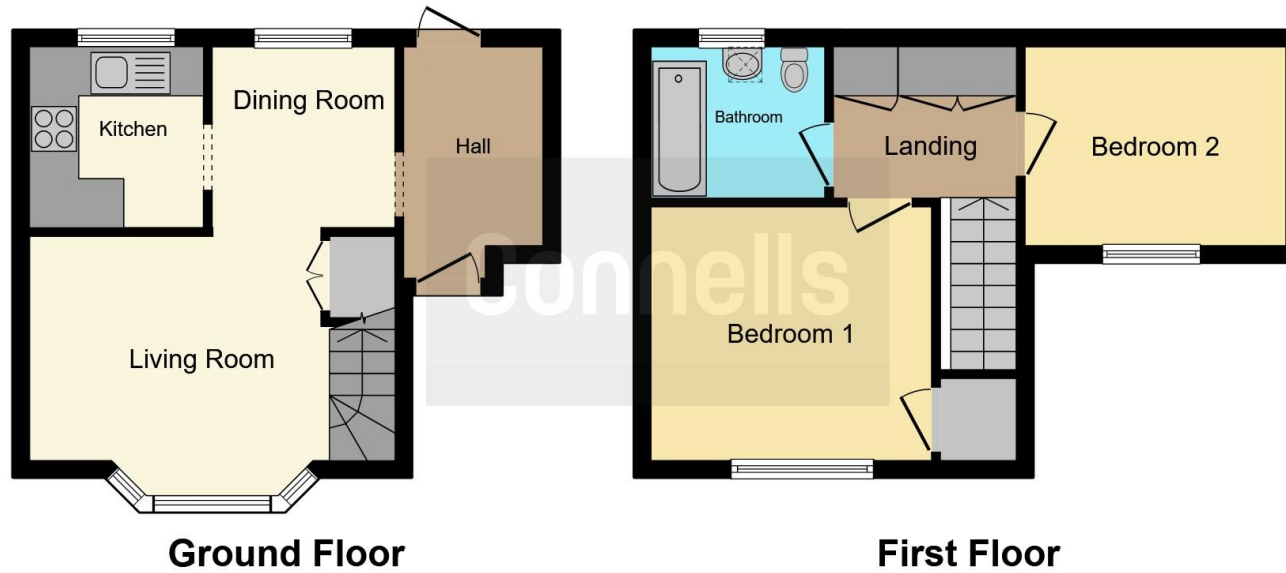
Rear Garden

Fence panel enclosed, artificial lawn, patio area, and outdoor tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: D

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY306707 - 0001