



Garden Road, Woolmer Green Knebworth SG3 6JZ

welcome to

Garden Road, Woolmer Green Knebworth

This well presented one bedroom first floor apartment is conveniently located in the village of Woolmer Green and is within easy reach of open countryside and local transport links, including train station with mainline rail links direct to London. The property offers entrance hall with entry phone, large lounge/diner and fully fitted kitchen plus double bedroom and newly fitted bathroom. Externally the property boasts a communal garden and on-street parking.



Entrance Hall

Carpet, cupboard (with fusebox), entryphone.

Lounge

11' 5" max x 15' 5" max (3.48m max x 4.70m max)
Double glazed window to front, carpet, radiator.

Kitchen

8' 8" x 9' 6" (2.64m x 2.90m)
Lino flooring, space for fridge freezer/washing machine, sink/drain, tiled splashback, boiler cupboard, electric oven/hob.

Bedroom One

11' 2" x 11' 8" (3.40m x 3.56m)
Double glazed window to front, carpet, radiator.

Bathroom

Tiled flooring, part tiled walls, shower over bath, heated towel rail, W/C, wash hand basin.



Total floor area 45.3 m² (488 sq.ft.) approx

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



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Garden Road, Woolmer Green Knebworth

- One Bedroom Apartment
- New Bathroom
- Communal Garden
- On Street Parking
- Village Location

Tenure: Leasehold EPC Rating: C

guide price

£215,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Apr 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108595 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property


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