



Mardleybury Court, Woolmer Green Knebworth SG3 6LP

welcome to

Mardleybury Court, Woolmer Green Knebworth

This CHAIN FREE ground floor two bedroom maisonette is located in the desirable Woolmer Green area of Welwyn. The property boasts lounge/dining room, newly fitted kitchen, two bedrooms and family bathroom. Externally the property boasts a garden to the front, garage and resident parking. Woolmer Green is a north Hertfordshire village situated approximately $\frac{3}{4}$ mile south of Knebworth and 6 miles north of Welwyn Garden City.



Lounge/Dining Room

12' 4" x 18' 1" max (3.76m x 5.51m max)
Double glazed bay window to front, laminate flooring, radiator.

Kitchen

7' 1" x 9' (2.16m x 2.74m)
Double glazed window to front, tiled flooring, tiled splashback space for washing machine/fridge freezer, integrated dishwasher, extractor, work surfaces.

Bedroom One

8' 11" x 11' 5" (2.72m x 3.48m)
Double glazed window to rear, carpet, radiator, wardrobes.

Bedroom Two

6' 11" x 11' (2.11m x 3.35m)
Double glazed window to rear, carpet, radiator.

Bathroom

Tiled flooring, underfloor heating, W/C, bath with shower over, wash hand basin, heated towel rail, extractor, spotlights.



Total floor area 55.7 m² (600 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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welcome to Mardleybury Court, Woolmer Green Knebworth

- CHAIN FREE
- Ground Floor Maisonette
- Garage & Resident Parking
- Two Bedrooms
- New Kitchen

Tenure: Leasehold EPC Rating: C

offers in excess of

£270,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109063 - 0002

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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