



**Mardleybury Court, Woolmer Green, SG3 6LP**  
**£1,200 PCM**

**Alexander Bond**  
— & Company —

- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE

- KITCHEN/ DINING ROOM
- DOWNSTAIRS CLOAKROOM
- POPULAR VILLAGE

- DOUBLE GLAZED
- GARDENS & GARAGE
- BATHROOM WITH SHOWER

### ENTRANCE HALL

Access via leaded light double glazed front door, wood effect flooring, double glazed window to side, wall mounted viessmann boiler for central heating and hot water.

### CLOAKROOM

Double glazed window to front, hand wash basin, low level WC, radiator, fully tiled walls.

### LOUNGE/ DINING ROOM

**16'3" x 13'6" (4.95m x 4.11m)**

Double glazed window to rear garden, radiator, wood flooring, smoke alarm, wall mounted thermostat, stairs off to first floor.

### KITCHEN/ BREAKFAST ROOM

**16'9" x 9'6" (5.11m x 2.90m)**

Leaded light double glazed window to front, stainless steel single drainer sink unit with mixer tap, fitted wall mounted cupboards, fitted base units with cupboards and drawers, work top surfaces, part tiled walls, strip light, electric cooker, fridge/ freezer, double radiator, double glazed window & door to garden.

### STAIRS & LANDING

Double glazed window to front, loft hatch, large built in airing cupboard housing hot water tank.

### BEDROOM ONE

**13' x 9'9" (3.96m x 2.97m)**

Double glazed window to rear, range of fitted bedroom furniture to include range of wardrobes, dressing table, two double radiators.

### BEDROOM TWO

**13'3" x 10'3" (4.04m x 3.12m)**

Double glazed window to rear, radiator, large built in cupboard.

### BATHROOM

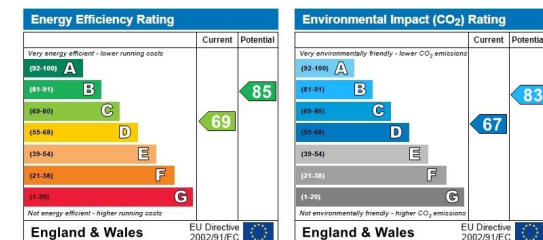
Modern white bathroom suite comprising of a panelled bath, fitted electric shower, low level WC, pedestal hand wash basin with mixer tap, radiator, vinyl flooring, fully tiled walls, light shaver unit, opaque double glazed window.

### OUTSIDE

Front: Path to front door, outside light.

Rear: Enclosed garden with patio area, sensor light, gate to rear.

### GARAGE



The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB

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