

# Alexander Bond & Company

Estate Agents | Property Management



11 London Road, Woolmer Green, SG3 6JE

£1,495 PCM



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# 11 London Road

Woolmer Green, SG3 6JE

- Three Bedroom First Floor Apartment
- Close to Amenities
- Lots Of Charm And Character
- Parking
- No Pets
- Popular Village Location
- Gas Central Heating
- Recently Redecorated and New Carpets
- Minimum 12 Months

Alexander Bond & Co are pleased to offer for rent this character three bedroom first floor apartment located in the popular village of Woolmer Green.

This charming property comprises of a spacious lounge, fitted kitchen, three good sized bedrooms and a bathroom. INTERNAL VIEWING IS RECOMMENDED

Woolmer Green is a desirable village situated less than a mile south of Knebworth and few miles North of Welwyn Garden City. Having a church , JMI School and modern village hall . There are two Public Houses, both of which serve food, a Tesco general store and beautiful countryside surrounded by woodland . Knebworth offers a High Street with shops that includes a chemist, post office, doctors' surgery, two dentists, Co-op general store, Indian restaurant, Chinese take away, cafés, off licence , butchers & mainline railway station with frequent service to London Kings Cross and access to the A1 M.



## Entrance Hall

## Landing

**Kitchen** 12'00 x 5'03 (3.66m x 1.60m)

**Bathroom** 6'05 x 6'09 (1.96m x 2.06m)

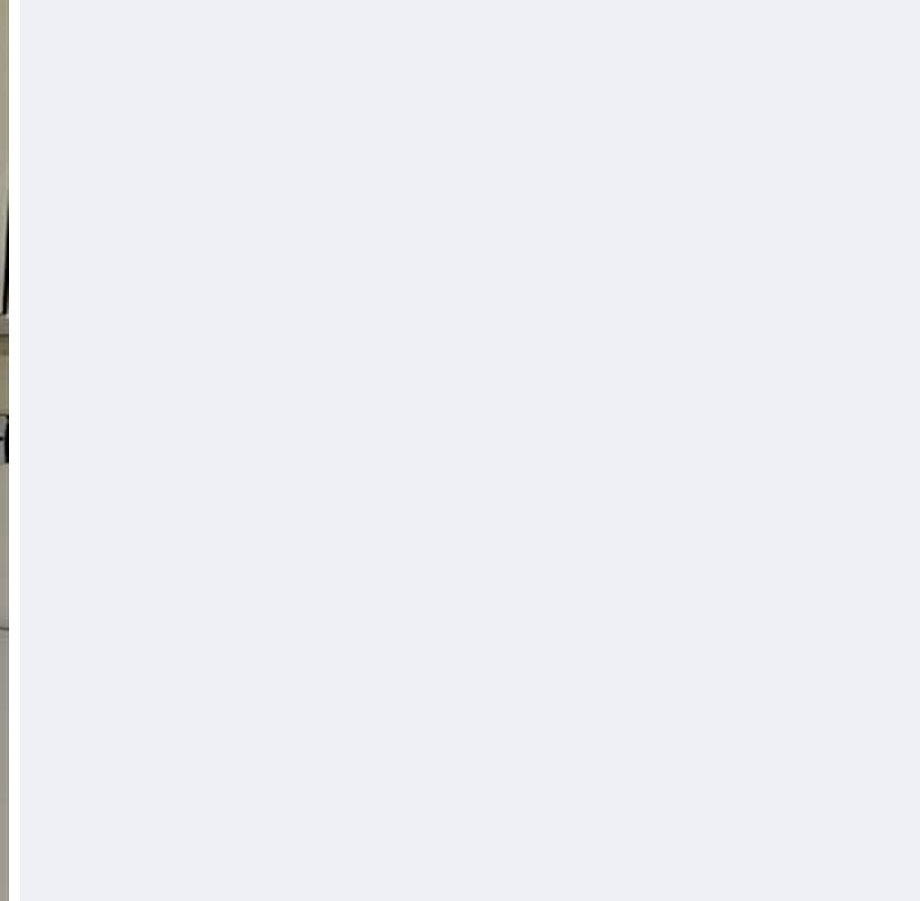
**Bedroom One** 15'10 x 13'10 (4.83m x 4.22m)

**Lounge** 13'10 x 11'11 (4.22m x 3.63m)

**Bedroom Two** 13'00 x 11'02 (3.96m x 3.40m)

**Bedroom Three** 10'06 x '10'00 (3.20m x '3.05m)

## Outside



## Directions

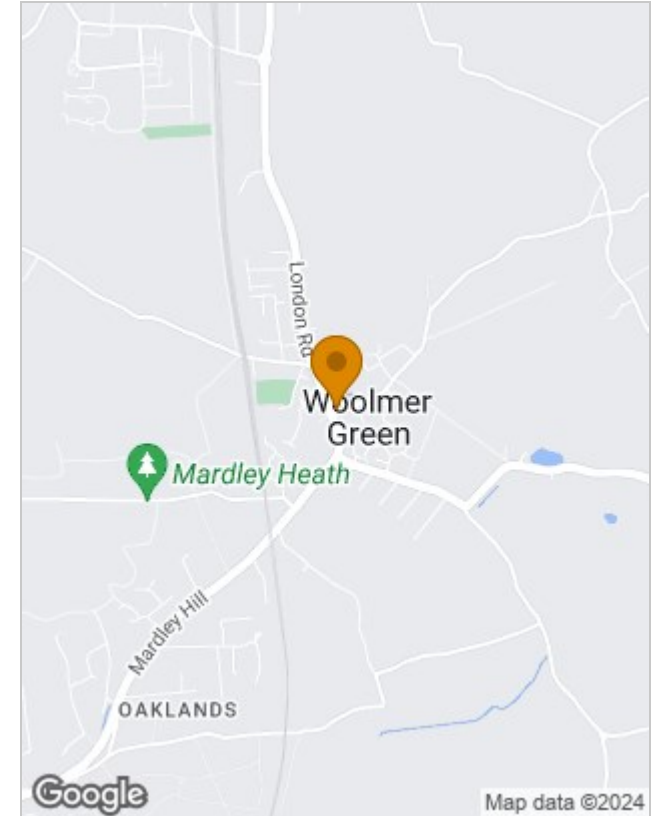




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Lettings Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.