

Alexander Bond & Company

Estate Agents | Property Management



New Road, Woolmer Green, SG3 6JX

Price Guide £395,000



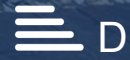
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New Road

Woolmer Green, SG3 6JX

- Located in Desirable Road in Popular Village
- Re- Fitted Kitchen
- Well Presented Throughout
- Good Sized West Facing Garden
- Lounge with Fireplace and Log Burning Stove
- Two Double Bedroom Character Cottage
- Re- Fitted Bathroom
- Off Street Parking
- Utility Room
- Close to Open Fields and Countryside

Alexander Bond & Company are delighted to offer the sale of the Freehold of this well presented and tastefully improved two double bedroom cottage in this desirable location in the village of Woolmer Green. The current owners have renovated the property over the last few years, fitting a modern kitchen and a bathroom, redecorated through out, added a cast iron log burning stove , also changed the front garden and added a parking space, they have also made improvements to the rear garden making the house a beautiful welcoming home.

INTERNAL VIEWING HIGHLY RECOMMENDED

Woolmer Green is located about three-quarters of a mile south of Knebworth, offering beautiful open countryside and woodland walks. This popular village features a highly regarded JMI school, a church, a village hall, two pubs with restaurants, a Tesco Express, hair salons for men and women, a bakery, and a Thai takeaway. Woolmer Green is well-positioned for access to nearby towns and has excellent commuter links.



LOUNGE 12'6" x 11'5" (3.81m" x 3.48m")
Access via front door, wood flooring, feature red brick chimney and fireplace with a cast iron log burning stove, tiled hearth and wooden mantle, radiator,

KITCHEN 12'6" x 9'8" (3.81m" x 2.95m")
A re- fitted kitchen with a range of cream fronted high gloss finish to wall and base units that includes cupboards and drawers, wood effect work top surfaces, inset sink unit with mixer tap and drainer, stainless steel range cooker, double glazed window to rear, part wood panelled walls, fitted breakfast bar, wine cooler, stairs off to first floor.

UTILITY ROOM 6'9" x 6'8" (2.06m" x 2.03m")
Wood effect work top surfaces, plumbing for a washing machine and dishwasher, tiled floor, column style radiator, double glazed window to rear.

BATHROOM
Modern white bathroom suite comprising of a panelled bath with mixer tap and shower attachment, low level WC, hand wash basin with a mixer tap and cupboard under, tiled floor, sensor controlled lighting,





LANDING & STAIRS

Built in cupboard, wall mounted thermostat for central heating, internal window.

BEDROOM ONE 12'6" x 11'5" (3.81m" x 3.48m")

Double glazed window to front , radiator, built in wardrobe, feature red brick wall and fireplace.

BEDROOM TWO 9'8" x 9'5" (2.95m" x 2.87m")

Double glazed window to rear, radiator, access to part boarded and insulated loft with a drop down ladder.

OUTSIDE

FRONT: Gravelled parking space , outside light, picket fence.

REAR: Courtyard area with brick built outbuilding and shed, paved patio area, lawn, log store, paved patio area, outside tap, raised decked area to one side, .

PARKING: Off street parking for one car.

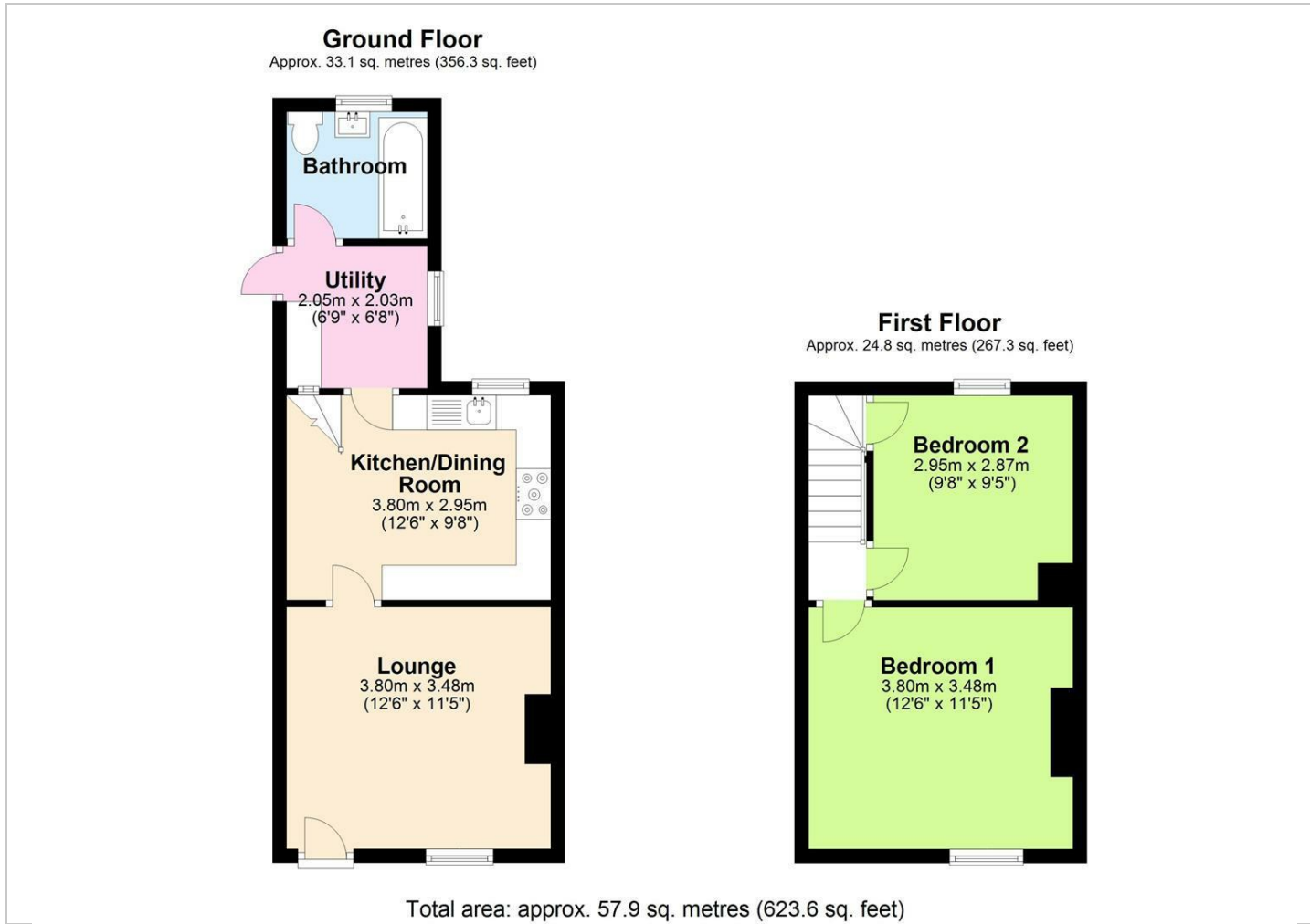
Directions

Woolmer Green has good travel connections. It is located close to the A1(M) motorway, which provides easy access to London and the North. There is also a railway station in Knebworth, which is on the East Coast Main Line, providing frequent services to London. Additionally, there are several bus routes that serve Woolmer Green and the surrounding areas.





Floor Plans



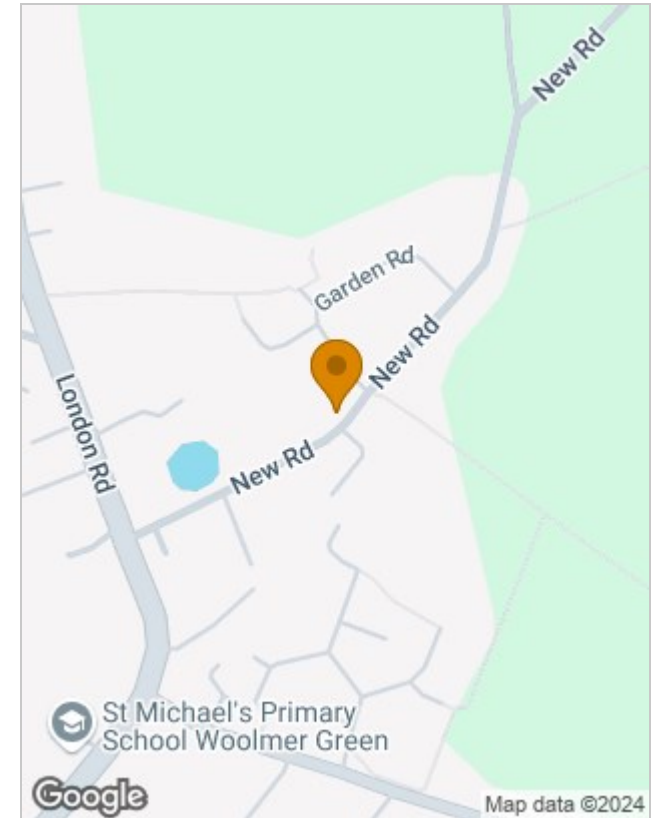
Viewing

Please contact our Alexander Bond & Co 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.

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



Energy Performance Graph

