

# Alexander Bond & Company

Estate Agents | Property Management

Wickfield, Woolmer Green, Hertfordshire, SG3 6HS  
Offers In Excess Of £320,000





# Wickfield

Woolmer Green, SG3 6HS

- Two Good Sized Bedrooms
- Gas Central Heating
- Contemporary Family bathroom
- Two Allocated Parking Spaces
- Chain Free
- Village Location
- Modern Fitted Kitchen
- Private, Low-Maintenance Rear Garden
- Close to Local Amenities

Welcome to this delightful CHAIN FREE two-bedroom terraced home located in the highly desirable village of Woolmer Green, Hertfordshire. This well-maintained property effortlessly blends modern comforts with the charm of village life, making it an excellent option for first-time buyers, couples, or investors alike. It offers a wonderful opportunity to enjoy the tranquility of countryside living while benefiting from convenient access to nearby amenities and transport links.

The property features a modern, fitted kitchen with ample counter space and cabinetry, creating a practical and inviting area for cooking and dining. The bright and spacious lounge provides a comfortable setting for relaxation and entertaining. Upstairs, there are two generously sized bedrooms, and a contemporary family bathroom with stylish fixtures and fittings.

Outside, the property boasts a private rear garden, ideal for outdoor dining or quiet relaxation. Additionally, two allocated parking spaces provide convenience and ease.

Viewing is highly recommended to fully appreciate all that this charming home has to offer.



## Entrance Lobby

### Living Room

Double glazed window to front, wood strip flooring, tv point, double radiator.

### Kitchen

Double glazed window to rear, high gloss wall and base units, ceramic tiled flooring, wood effect worktop surfaces, gas hob, electric oven, extractor fan, 'Ideal boiler (serviced annually), stainless steel sink with mixer tap, space for fridge/freezer, plumbing for washing machine, breakfast bar, spot lights.

### Bedroom One

Double glazed window to rear, radiator.

### Bedroom Two

Double glazed window to front, built in storage cupboard, radiator.





### Bathroom

Opaque window to front, heated towel rail, low level WC with push flush, extractor fan, mains shower, part tiled walls, tiled bath with stainless steel mixer tap, wood effect vinyl flooring, hand wash basin with drawers underneath, mirrored fronted cabinet, inset ceiling spot lights.

### Outside

Front - Slate beds, fenced borders, outside light, block paved path to front door, gas and electric meter cupboard.

Rear - Artificial lawn, timber shed, paved patio, path to rear gate, covered pergola, outside tap, light, step up to rear door.

Two Allocated Parking Spaces

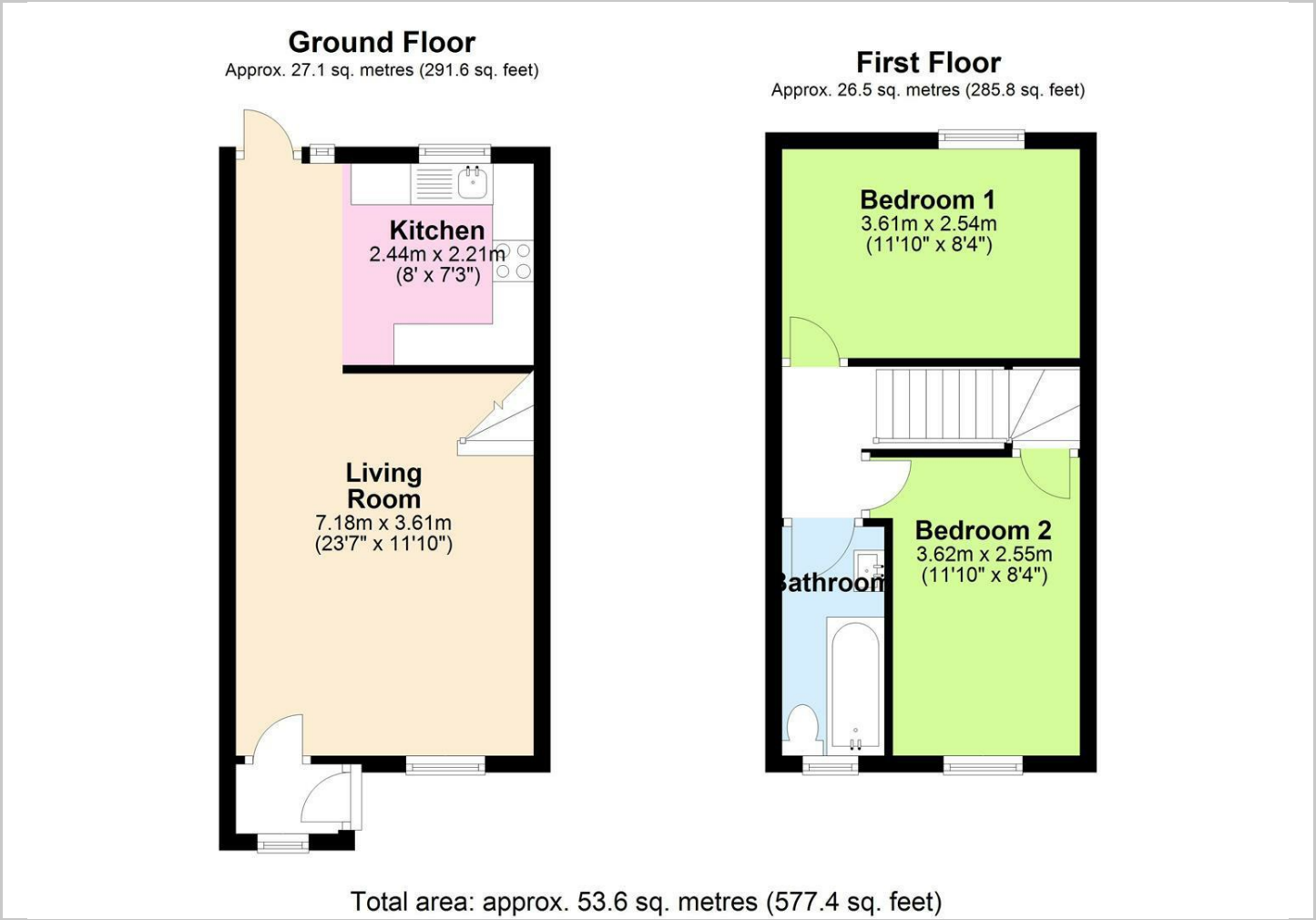
### Directions

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.

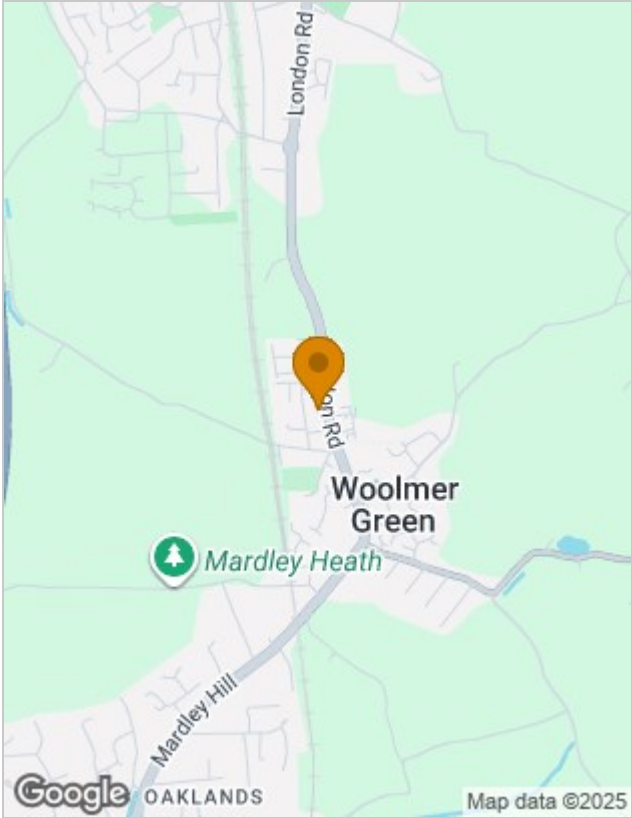




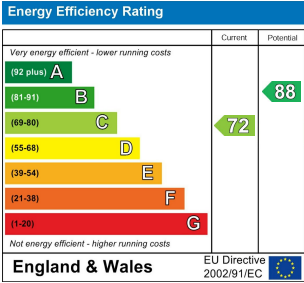
Floor Plans



Location Map



Energy Performance Graph



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.

