

# Alexander Bond & Company

Estate Agents | Property Management



Holly Road, Woolmer Green, Hertfordshire, SG3 6LL

Guide Price £550,000









# Holly Road

Woolmer Green, SG3 6LL

- Three Bedroom Semi-Detached House
- Quiet Cul-De-Sac
- Large Driveway with Plenty of Private Parking
- Double Glazed Windows
- Close to Open Countryside
- Sought after Location
- Huge Potential to extend STTP
- Gas Central Heating
- Re- Fitted Kitchen
- EPC RATING D

We are delighted to bring to the market this rarely available three-bedroom home located in the charming village of Woolmer Green, Hertfordshire. This property is full of potential in a prime location with its generous plot, private garden, and scenic surroundings, this home is perfect for those seeking space, privacy, and the opportunity to enhance or extend (STPP).

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.

Don't miss the chance to view this exceptional property. Contact us today to arrange a viewing and explore the possibilities this home has to offer!



## ENTRANCE HALL

Access via front door, radiator, stairs off to first floor, built in under stairs cupboard.

## LOUNGE/ DINING ROOM

15'8 x 13'2 (4.78m x 4.01m)

Georgian double glazed window to front, two radiators, built in cupboards, shelves and drawers, picture rail.

## RE- FITTED KITCHEN

12'4" x 9'4 (3.76m x 2.84m)

Georgian window to rear and side, grey granite effect work top surfaces, stainless steel single drainer sink unit with mixer tap, fitted white high gloss kitchen units with cupboards and drawers, built in electric hob and oven, fitted stainless steel cooker hood, grey vinyl flooring, white brick effect tiling, wall mounted ' Glowworm' combination boiler.

## REAR LOBBY

Half glazed door to rear garden, grey vinyl flooring, plumbing for a washing machine.

## BATHROOM

Opaque double glazed window to side, white bathroom suite comprising of a panelled bath with mixer tap and attachment, pedestal hand wash basin with c, part tiled walls, grey vinyl flooring, heated towel rail.

## LANDING

Georgian double glazed window to front, radiator, built in over stairs cupboard, picture rail.





**BEDROOM ONE** 14'7" x 8'7 (4.45m x 2.62m)  
Two Georgian double glazed windows to rear, radiator, picture rail.

**BEDROOM TWO** 11'4 x 6'9 (3.45m x 2.06m)  
Georgian double glazed window to front, radiator, picture rail, built in double wardrobe with cupboards over.

**BEDROOM THREE** 9'4 x 8' (2.84m x 2.44m)  
Two Georgian windows to rear and side, radiator, fitted shelves, access to loft, picture rail.

**OUTSIDE**  
Front: Deep gravelled driveway providing off street parking for several cars, canopy porch, path to front door, brick wall with planting area, gated side access to rear garden, outside light, plans and shrubs.

Rear: Large corner plot with lots of development potential, lawn, close board fencing, gated access to front, decked area, hedged borders, outside tap. large outbuilding comprising of a work shop and gym.

**WORKSHOP** 11'1 x 8'8 (3.38m x 2.64m)  
Concrete base, fitted shelving, strip light, power points, work bench, double doors.

**GYM** 18'6 x 8'8 (5.64m x 2.64m)  
Double glazed sliding doors, wooden floor boards, inset ceiling spot lights, electric wall mounted heater,

## 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.

Location Map



Energy Performance Graph

