

# Alexander Bond & Company

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Twin Foxes, Woolmer Green, Hertfordshire, SG3 6QT

Offers In Excess Of £490,000









# Twin Foxes

Woolmer Green, SG3 6QT

- Beautifully Presented Town House
- Re- Fitted Contemporary Kitchen
- Tastefully Decorated and Much Improved
- Family Bathroom
- Useful Storage Rooms Converted From Garage
- End of Terrace with Additional Parking
- Three Good Sized Bedrooms
- South Facing Garden
- Re- fitted Separate Shower Room
- Internal Viewing Highly Recommended

Introducing, a charming three-bedroom terraced house nestled in the peaceful cul-de-sac of Woolmer Green. This delightful village town house offers excellent accommodation, including a stunning high quality kitchen diner with Quartz worktops and integrated appliances, a large store room, a bright first-floor lounge, three generously sized bedrooms, a family bathroom and a separate shower room. Outside is a private enclosed south facing garden and to the front is a drive with parking for 3/4 cars.

This home provides ample space for families or those seeking extra room. Conveniently located near local amenities and transport links, this is an excellent opportunity for buyers looking for a blend of village tranquillity and modern living. Viewing is highly recommended.



## ENTRANCE HALL

Access vi front door, solid wood flooring, radiator, door to storeroom with power and light, stairs off to first floor.

## STORE ROOM

11'4" x 9'6" (3.45m" x 2.90m")

Power and light, fuse box. door to hall way.

## STORE

## KITCHEN/ DINING ROOM

15'1" x 13'6" (4.60m" x 4.11m")

Re-fitted kitchen comprising of quartz work top surfaces, stone coloured range of wall and base units with cupboards and drawers, routed drainer, inset stainless steel inset sink unit with mixer tap, matching quartz splash backs, wall mounted 'Worcester' boiler serving central heating and hot water, dimmer switches, integrated fridge/ freezer, dishwasher and washing machine, fitted stainless steel gas hob , electric oven and extractor hood, inset ceiling spot lights, solid wood flooring, radiator, double glazed French doors and windows to rear garden.

## STAIRS & LANDING

Stairs off to second floor, radiator.

## LOUNGE

13'8" x 12'4" (4.17m" x 3.76m")

Georgian double glazed sash style windows to rear, double radiator, inset ceiling spot lights.

## BEDROOM TWO

13'8" x 8'2" (4.17m" x 2.49m")

Georgian double glazed sash style window to front, built in cupboard, radiator.







### **SHOWER ROOM**

Re-fitted shower room comprising of a shower enclosure with wall mounted mixer control and attachment, hand wash basin with cupboards under, low level WC, heated towel rail, tiled walls, extractor fan, opaque Georgian style, double glazed window.

### **STAIRS & LANDING**

Radiator, roof window, access to loft.

### **BEDROOM ONE**

13'8" x 11' (4.17m x 3.35m)

Georgian double glazed sash window to rear, range of fitted wardrobes, fitted shelves, radiator.

### **BEDROOM THREE**

13'8" x 6'10" (4.17m x 2.08m)

Georgian double glazed sash style window to front, radiator.

### **BATHROOM**

Opaque Georgian double glazed sash window to side, fitted panelled bath with mixer tap and attachment, hand wash basin, low level WC, Part tiled walls, radiator.

### **OUTSIDE**

Front: Block paved driveway to front and side with parking for 3- 4 cars .

Rear: South facing garden with gated access to rear, fenced and walled borders, extensive patio area.

## **Directions**

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.





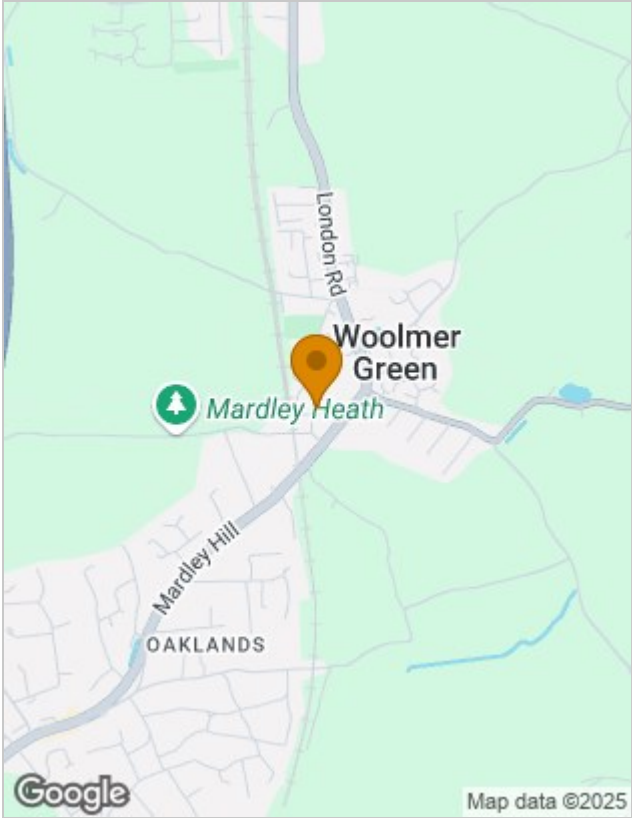




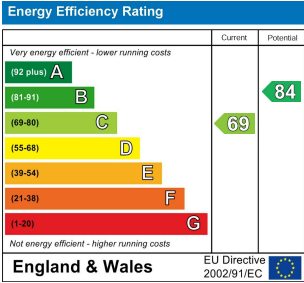
Floor Plans



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.

