

Alexander Bond & Company

Estate Agents | Property Management



Wolves Mere, Woolmer Green, Herts, SG3 6JW

Guide Price £285,000





Wolves Mere

Woolmer Green, SG3 6JW

- Immaculately Presented Maisonette
- Ensuite Shower Room
- Modern White Bathroom Suite
- First Floor Position
- Internal Viewing Highly Recommended
- Two Double Bedrooms
- Modern Contemporary Fitted Kitchen with Appliances
- Popular Village Location
- Allocated and Visitor Parking Spaces

Alexander Bond & Company are delighted to offer for sale this immaculately presented two double bedroom maisonette that has been tastefully improved by the present owner. The property is in pristine condition throughout and offers an excellent standard of living accommodation. Comprising an entrance lobby, stairs & landing, two good sized bedrooms, one having an ensuite shower room, a spacious lounge/dining room, a contemporary fitted kitchen with appliances and a modern three piece bathroom suite. Outside there are communal gardens and allocated and visitor parking spaces.

Located in a quiet cul-de-sac, the property is within easy reach of local amenities, excellent transport links, and the beautiful surrounding countryside. This property presents a wonderful opportunity for first-time buyers, downsizers, or investors looking to add value.



ENTRANCE LOBBY

Access via UPVC double glazed front door, stairs off to first floor landing.

LANDING

Double glazed window, single radiator, two built in cupboards, access to large, insulated loft with light.

LOUNGE/ DINING ROOM 14'4" x 10'10" (4.37m x 3.30m)

Double glazed window, double radiator, opening to:

KITCHEN

10'8" x 6'2" (3.25m x 1.88m)

Double glazed window, modern contemporary style kitchen with fitted wall and base units with cupboards and drawers, fitted shelves, under unit lighting, inset 'Franke' sink unit with mixer taps, quartz effect work tops and splash backs, built in 'Zanussi' gas hob with a stainless steel splash back, 'Zanussi' oven under, stainless steel cooker hood with lights, plumbing for a washing machine, fridge/freezer space, grey wood effect vinyl flooring, wall mounted 'Promaxi combi HE Plus' combination boiler.

BEDROOM ONE 11' 2" x 10'8" (3.35m 0.61m x 3.25m)

Double glazed window, double radiator, built in mirrored, sliding door wardrobes with shelving.





ENSUITE SHOWER ROOM

Fitted shower cubicle, overhead rainfall shower and mixer controls, hand wash basin with cupboard under, low level WC, heated towel rail, extractor fan, ceramic tiling, opaque double glazed window, wall mounted illuminated mirror.

BEDROOM TWO

11" x 10'3" (3.35m' x 3.12m")

Double glazed window, radiator.

BATHROOM

Modern white bathroom suite comprising of a fitted panelled bath with mixer tap, hand wash basin, low level WC, part tiled walls, extractor fan, grey wood effect vinyl flooring, heated towel rail, opaque double glazed window, illuminated mirrored cupboard with Bluetooth connectivity.

OUTSIDE

Parking: Allocated parking space and visitor parking

Gardens: Communal gardens with lighting, established plants and shrubs, paths providing access to front doors.

GENERAL INFORMATION

Service charge: £82.24 per month

Ground rent: £260 per annum

Lease: 125 years from the 1st January 2005

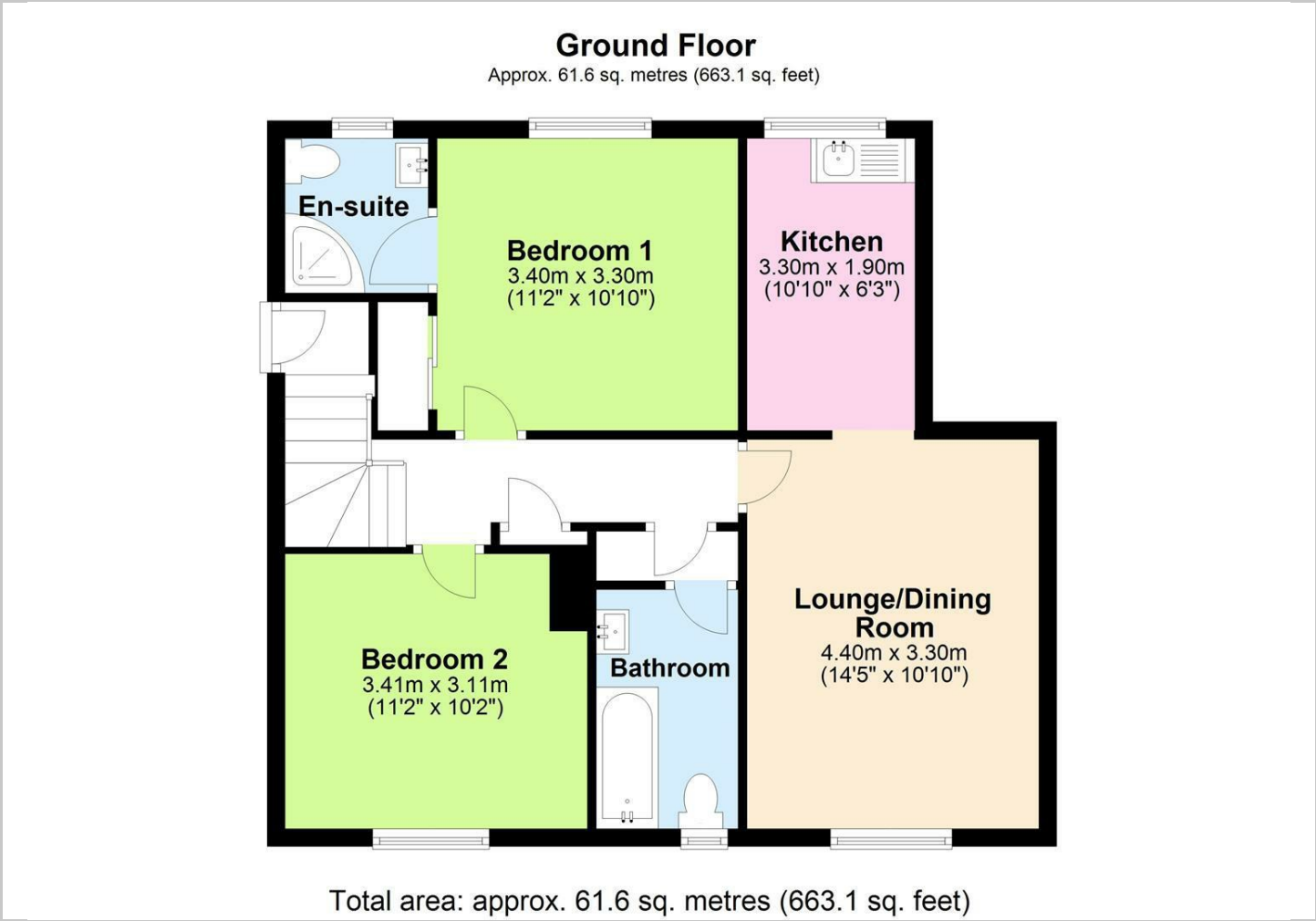
Directions

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

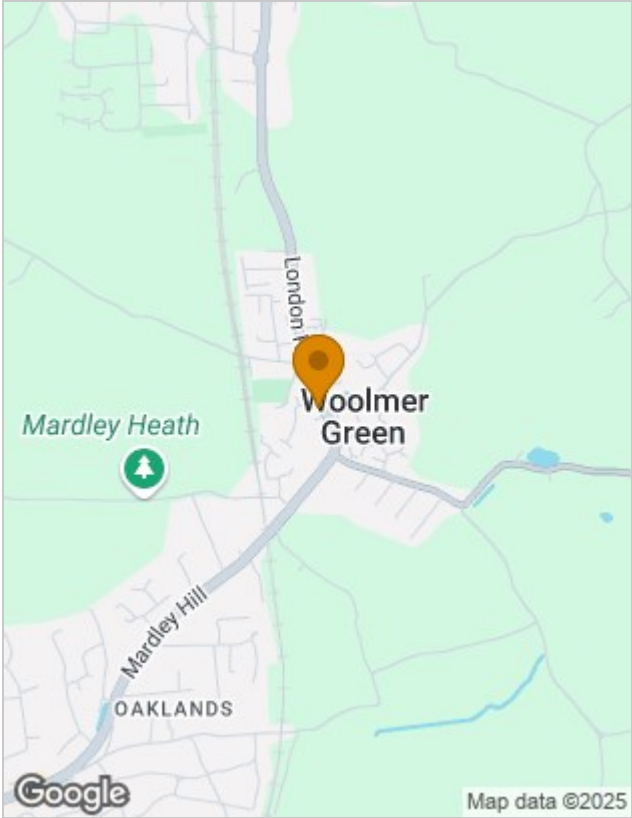


Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

