

# Alexander Bond & Company

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Carvers Croft, Woolmer Green, Hertfordshire, SG3 6LX

Offers In Excess Of £430,000









# Carvers Croft

Woolmer Green, SG3 6LX

- Three Bedroom House
- Integrated Garage and off Street Parking
- Re-Fitted Bathroom
- Popular Village Location
- Internal Viewing Highly Recommended
- Re-Fitted Ensuite Shower Room
- Re-Fitted Kitchen With Appliances
- Landscaped Rear Garden
- Close to Open Countryside

Nestled in the sought-after Cavers Croft development in the charming village of Woolmer Green, this well-maintained three-bedroom house offers a superb opportunity for families, first-time buyers, or anyone looking for a peaceful area with excellent local amenities.

This delightful property features a recently renovated, high-specification bathroom, combining modern design with practical luxury. The interior is light and welcoming throughout, with a good-sized lounge that provides a comfortable living space ideal for relaxing.

The fitted kitchen comes well-equipped with ample storage and worktop space, making it a perfect setting for home cooking. Upstairs, three well-proportioned bedrooms offer flexibility for family life, guests, or a home office setup.

Outside, the property boasts a private, enclosed garden - a standout feature with beautiful paving slabs that create a stylish and low-maintenance outdoor area, perfect for unwinding in the sunshine.

Further benefits include a private driveway and garage, offering off-street parking and additional storage, as well as the quiet, residential setting of Cavers Croft, known for its peaceful environment and community feel.

With easy access to nearby amenities, transport links, and countryside walks, this home truly offers the best of both worlds - modern convenience in a tranquil village setting.



## ENTRANCE HALL

Access via hardwood front door, stairs of to first floor, door to garage, coved ceiling. grey laminate wood flooring.

## RE-FITTED KITCHEN

8'6" x 6'10" (2.6 x 2.10)

Double glazed window to front, modern white work top surfaces with cupboards and drawers under, stainless steel built in gas hob, electric oven and extractor hood, vinyl flooring, plumbing for a dishwasher, wall mounted Worcester boiler.

## LOUNGE/DINING ROOM

18'11" x 10'7" (5.77 x 3.24)

Double glazed window to rear, double glazed patio doors, vertical radiator, grey laminate wood flooring, feature vertical wood panelling.

## LANDING

Access to loft, built in airing cupboard housing hot water tank.

## BEDROOM ONE

12'10" x 11'10" (3.92 x 3.63)

Two double glazed windows to front, double radiator, range of fitted wardrobes and chest of drawers.

## RE-FITTED ENSUITE SHOWER ROOM

Re-fitted suite comprising of a shower cubicle with sliding doors, over head shower and mixer controls, hand wash basin with mixer tap, push flush WC with a concealed cistern, inset ceiling spot lights, radiator, vinyl flooring, opaque double glazed window.







#### **BEDROOM TWO** 10'9" x 7'4" (3.28 x 2.26)

Double glazed window, double radiator,

#### **BEDROOM THREE** 7'7" x 7'4" (2.33 x 2.26 )

Double glazed window, radiator.

#### **RE-FITTED BATHROOM**

Fitted bath with mixer tap and shower attachment, low level WC, wall mounted mixer controls and overhead rainfall shower, hand wash basin with mixer tap and cupboard under, heated towel rail, wall mounted mirror with blue tooth, vinyl flooring, grey coloured tiling,

#### **GARAGE/STORE ROOM**

Metal up and over door, power and light, door to hallway. The garage has been partitioned and a store area has been added. There is plumbing for a washing machine.

#### **OUTSIDE**

Front: Lawn with borders, established tree, tarmac driveway, canopy, outside lights, path to front door.

Rear: Newly laid patio area and path leading to rear gate, outside lighting, close board fencing to one side with larch lap fencing on the other, outside tap, log roll border.

## **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.

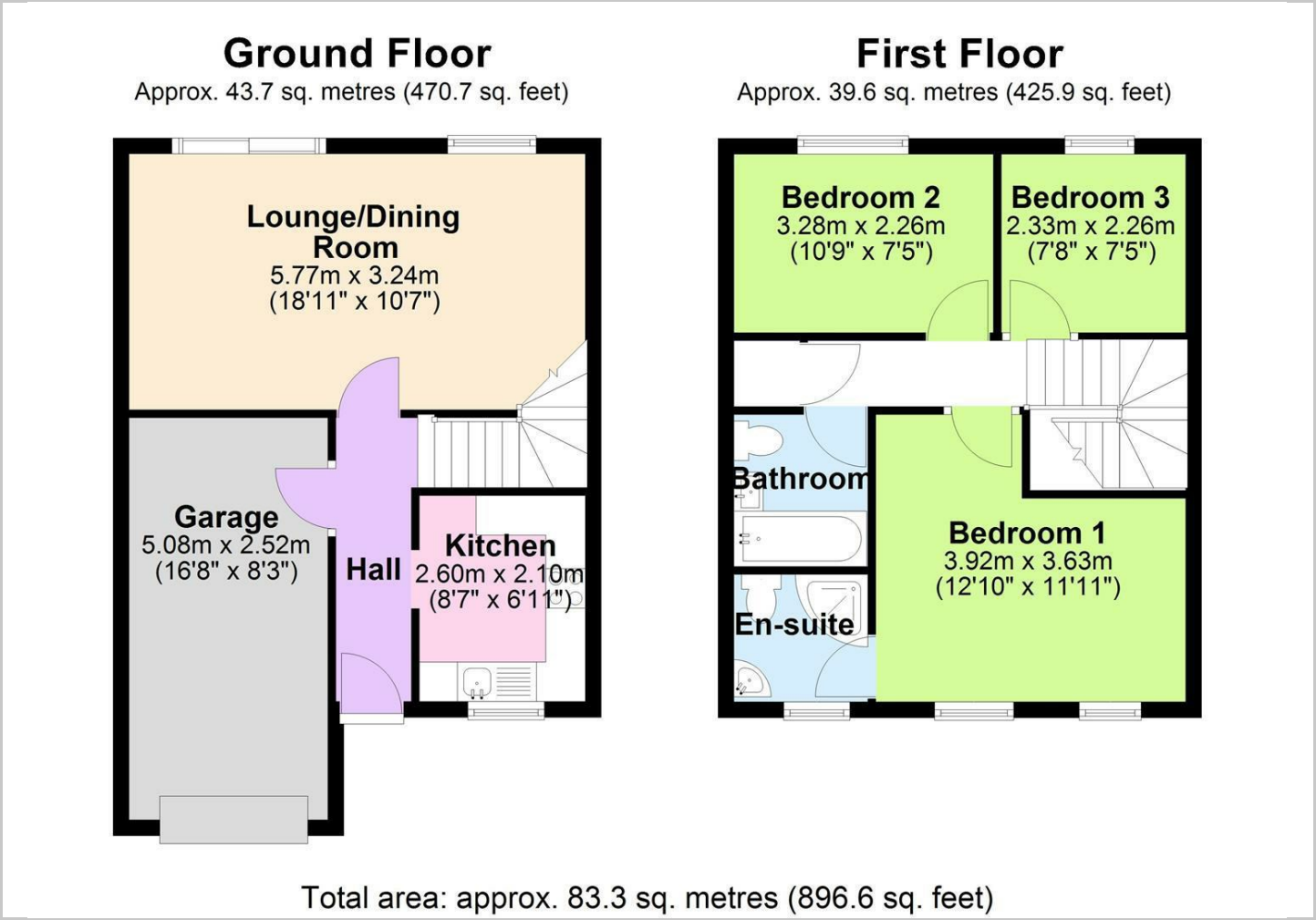




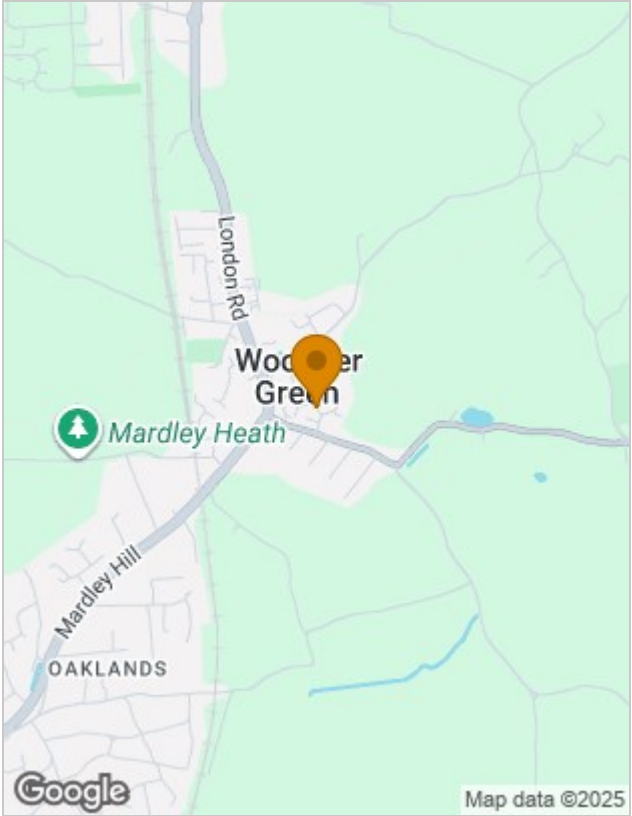




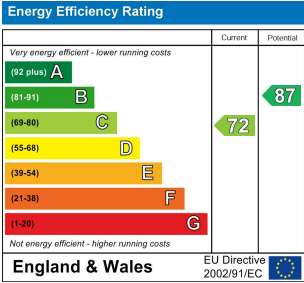
Floor Plans



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.

