

Alexander Bond & Company

Estate Agents | Property Management



London Road, Woolmer Green, Hertfordshire, SG3 6JD

Guide Price £420,000





London Road

Woolmer Green, SG3 6JD

- Well Presented Two Bedroom Victorian Character Cottage
- Extended Open Plan Kitchen/ Dining Room
- Secluded South Facing Garden
- Feature Red Brick Fireplace
- Internal Viewing is Highly Recommended
- Gravelled Driveway Providing Off Steet Parking For Two Cars
- Large Bathroom With Four Piece Suite
- Lounge with Dual Aspect Windows
- Situated Close to Local Shops and School

Alexander Bond & Co are delighted to offer for sale the freehold of this extended two double bedroom Victorian semi detached cottage located in the popular village of Woolmer Green. This delightful property is tastefully presented and offers an excellent standard of living accommodation. Comprising of an entrance porch, open plan kitchen/ dining room with integrated appliances, feature red brick fireplace, separate lounge with dual aspect double glazed windows, two double bedrooms and a large bathroom with a four piece suite. Outside to the rear there is a secluded south facing garden and to the front there is a gravelled driveway providing off street parking for two cars.

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.

INTERNAL VIEWING HIGHLY RECOMMENDED!



ENTRANCE PORCH

Access via UPVC double glazed front door, double glazed door opening to:

OPEN PLAN KITCHEN/ DINER 18'1" x 11'4" (5.52 x 3.46)

Double glazed window to front, laminate wood strip flooring, feature red brick fireplace with light, stairs off to first floor, built in understairs cupboard, work top surfaces, fitted contemporary style of kitchen with handle less wall base units with drawers, circular sink unit with drainer and mixer tap, built in fridge and freezer, built in ceramic hob, glass splash back, stainless steel cooker hood, built in microwave and electric oven, integrated dishwasher, integrated washing machine, two double glazed sky roof windows, full height pull out larder cupboard, inset ceiling spot lights, skirting lighting under unit lighting.

LOUNGE 14'9" x 7'10" (4.51 x 2.41)

Double glazed window to front and rear, two double radiators, inset ceiling spot lights. exposed timbers.

STAIRS & LANDING

Opaque double glazed window to rear, exposed timbers.





BEDROOM ONE 14'11" x 7'9" (4.56 x 2.38)
Double glazed window to front and rear, two double radiators, TV point, inset ceiling spot lights.

BEDROOM TWO 12'1" x 9'10" (3.70 x 3.01)
Double glazed window to front, built in cupboard, TV point, access to loft, exposed timbers.

BATHROOM 9'2" x 8'10" (2.80 x 2.71)
Opaque double glazed window to rear, fitted double shower cubicle, wall mounted mixer controls and shower attachment, low level WC, wash basin, ceramic tiled floor, underfloor heating, part tiled walls, heated towel rail.

OUTSIDE
FRONT: Wrought iron double gates, gravelled driveway providing off street parking for two cars, path to front door, gated access to rear garden, hedged border, railway sleepers, outside light,

REAR: SOUTH FACING ASPECT with lots of seclusion, lawn with raised borders, larch latch fencing with concrete posts, paved patio area, outside tap, outside light.

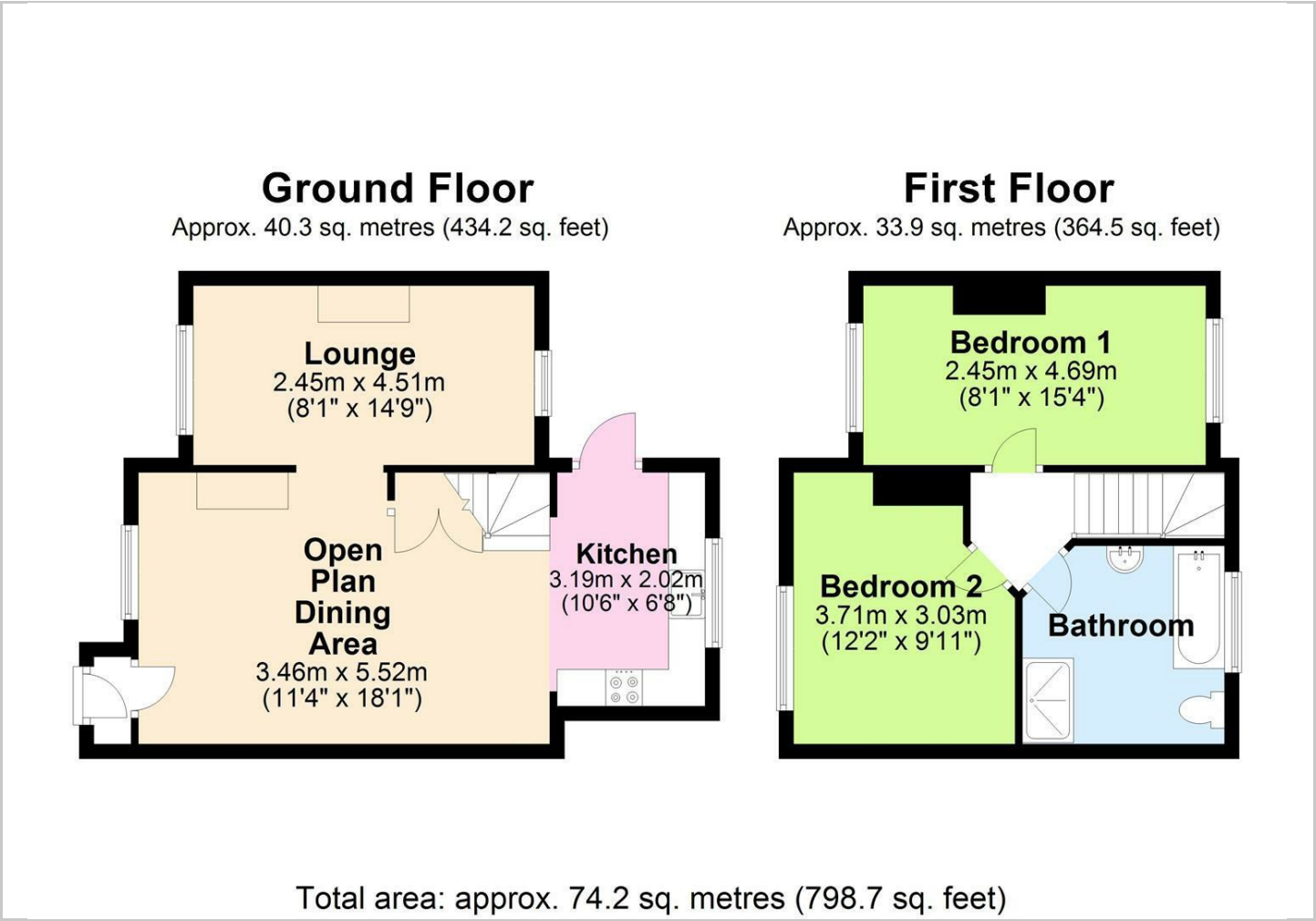
Directions

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

