

# Alexander Bond & Company

Estate Agents | Property Management

Milk Churn Way, Woolmer Green, Hertfordshire, SG3 6FF

£500,000





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# Milk Churn Way

Woolmer Green, SG3 6FF

- Three Bedroom Semi - Detached House
- Huge Master Bedroom With Ensuite Shower Room
- Downstairs Cloakroom
- Easily Maintained Rear Garden
- NHBC Guarantee
- Immaculately Presented Throughout
- Re- Fitted Kitchen/ Breakfast Room With Island
- Car Port With & Plenty of Private Parking
- Popular Village Location
- Internal Viewing Essential

Alexander Bond & Company are delighted to offer for sale the freehold of this attractive and immaculately presented three bedroom semi detached village house built by messrs Taylor Wimpey approximately three years ago. The house offers an excellent standard of accommodation and has been designed over three floors with the ground floor comprising of an entrance hall, lounge with a south facing aspect, a beautiful bright contemporary kitchen / breakfast room with a central island and a downstairs cloakroom, on the first floor there are two good sized bedrooms and a stylish family bathroom, on the upper floor you will find an amazing master bedroom with high sloping ceilings and a stylish modern ensuite shower room. Outside to the rear the owner has designed the garden to be as maintenance free as possible and has rear access to a carport and a driveway that provides private parking for up to three vehicles. To the front there are established shrubs, and a canopy porch.

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.



## ENTRANCE HALL

Access via front door, double glazed window to side, stairs off to first floor, built in cupboard.

## LOUNGE

Double glazed window to front, double radiator, central heating controls.

## DOWNSTAIRS CLOAKROOM

Pedestal hand wash basin, low level WC, grey wood effect flooring, extractor fan, inset ceiling spot light, radiator.

## KITCHEN/ BREAKFAST ROOM

Double glazed French doors to rear garden with double glazed windows either side of doors, double glazed window to side, large built in under stairs cupboard, grey wood effect flooring, double radiator, fitted white high gloss wall and base units with a good range of cupboards and drawers, integrated 'Zanussi' double oven, fitted 'Zanussi' stainless steel gas hob and stainless steel splash back, central island bar with granite effect work top, stainless steel sink unit with drainer and mixer tap, integrated 'Zanussi' dishwasher and washer dryer, integrated fridge and freezer, inset ceiling spot lights, extractor fan, wall mounted 'Ideal Logic ESP35 gas fired boiler serving the central heating and hot water.

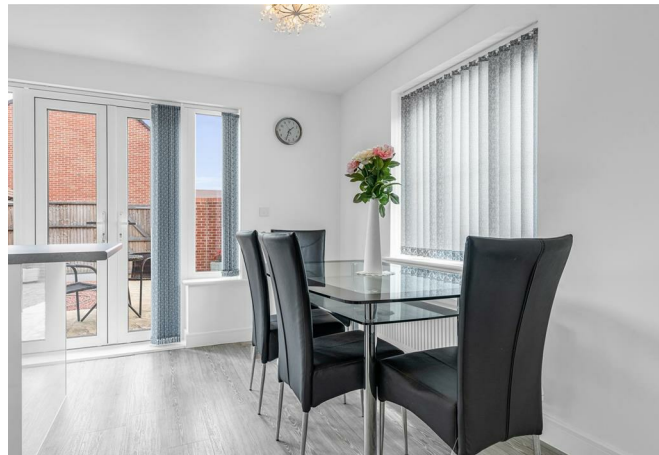
## FIRST FLOOR LANDING AREAS

Inner landing at the front: Double glazed window, stairs to master bedroom and ensuite on upper floor.

Landing: Double glazed window to side, radiator.

## BEDROOM TWO

Double glazed window to rear, radiator, built in cupboard.





### **BEDROOM THREE**

Double glazed window to front, radiator.

### **FAMILY BATHROOM**

Modern white suite comprising of a panelled bath with mixer tap, fitted mains powered shower with wall mounted mixer control and shower attachment, pedestal hand wash basin with mixer tap, low level WC, part tiled walls shaver point, vinyl flooring, radiator, inset ceiling spot lights.

### **UPPER FLOOR**

### **BEDROOM ONE**

Double glazed dormer window to front, built in double wardrobes, double radiator, five wall light points, heating controls.

### **ENSUITE SHOWER ROOM**

Fitted double shower enclosure with wall mounted mixer control and attachment, hand wash basin with mixer tap, low level WC, double glazed sky light, extractor fan, part tiled walls, inset ceiling spotlight, shaver point, vinyl flooring.

### **OUTSIDE**

Front: path to front door, canopy porch, hedges and shrubs, outside light.

Rear: Wall to one side and fenced boundaries to the other sides, outside tap, gravelled area, rear gate opening onto driveway and carport,

Parking: Car port and driveway providing private parking for up to three vehicles.

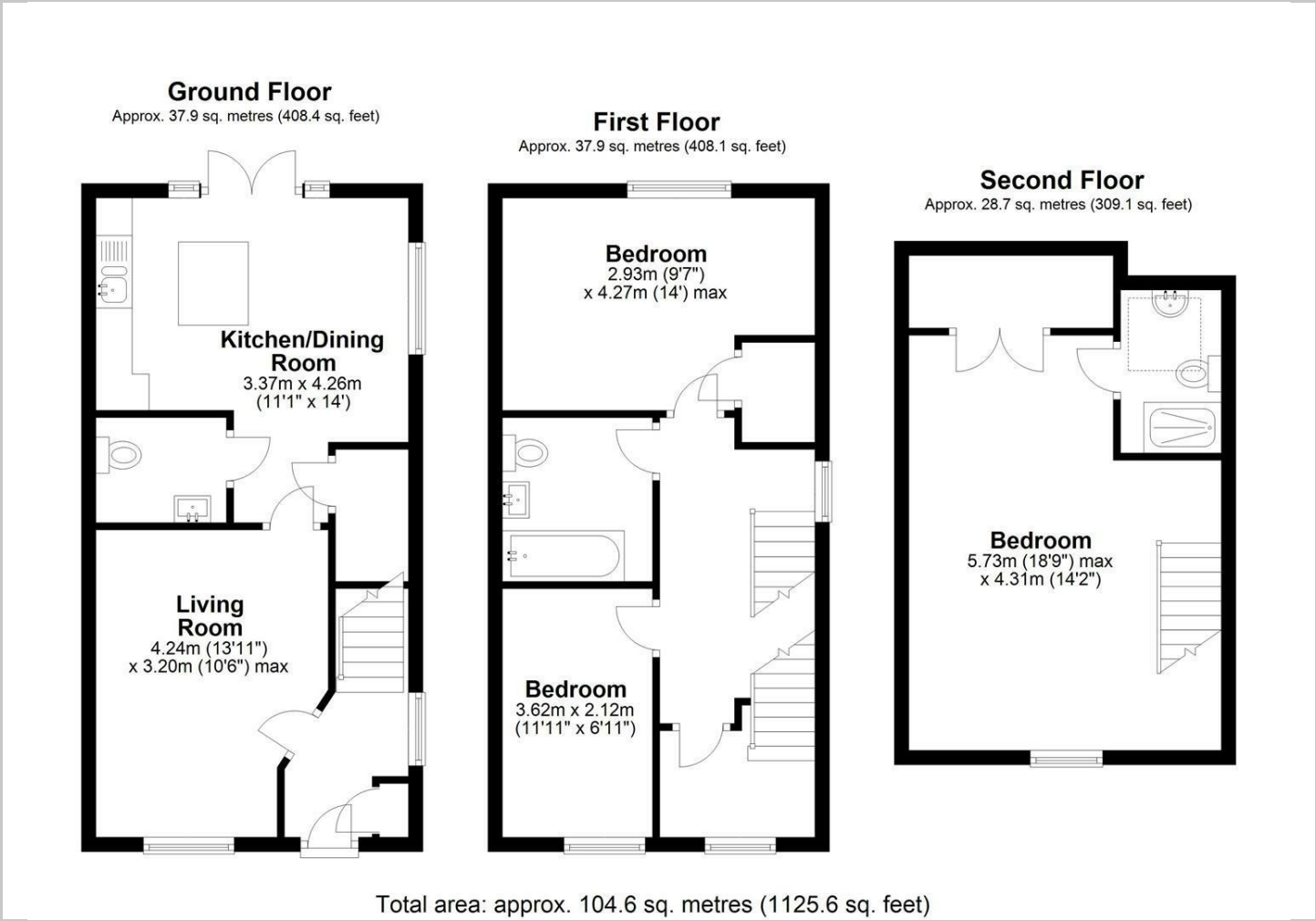
## **Directions**

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.





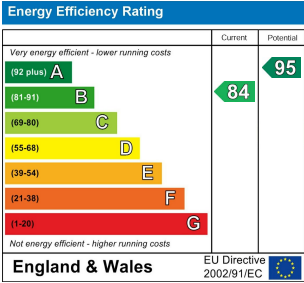
Floor Plans



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.

