

Alexander Bond & Company

Estate Agents | Property Management



Carvers Croft, Woolmer Green, Hertfordshire, SG3 6LX

Guide Price £650,000





Carvers Croft

Woolmer Green, SG3 6LX

- Four Bedroom Detached House
- Well Presented Throughout
- Separate Lounge & Dining Rooms
- Downstairs Cloakroom
- Popular Village Location
- Backing Onto Open Countryside
- Excellent Family Accommodation
- Fitted Kitchen with Fitted Gas Hob
- Off Street Parking
- INTERNAL VIEWING RECOMMENDED

We are delighted to offer for sale the freehold of this well-presented four-bedroom detached house in the sought-after village of Woolmer Green. Set on a plot that backs onto stunning open countryside, the property is only a short walk from the local school and village shops.

This property provides an excellent standard of family accommodation. On the ground floor, you'll find an entrance lobby, a spacious lounge, a separate dining room, a sitting room/playroom, a conservatory, a fitted kitchen, and a downstairs cloakroom. Upstairs, there are four bedrooms, with the main bedroom featuring a walk-in wardrobe that was previously an ensuite shower room (plumbing is still in place for a potential reconversion). A family bathroom completes the upstairs.

Outside, the property benefits from a driveway offering off-street parking at the front and a good-sized rear garden backing onto open countryside. Internal viewing is highly recommended.



ENTRANCE LOBBY

Access via composite double glazed front door, radiator, door to:

LOUNGE

Double glazed window to front, stairs off to first floor, double radiator, arch to:

DINING ROOM

Double glazed window to front, double radiator.

PLAY / SITTING ROOM

Double sliding doors to conservatory, double radiator.

KITCHEN

Double glazed window to rear, granite effect work top surfaces, stainless steel single drainer sink unit with mixer tap, fitted wall and base units with under unit lighting, , fitted gas hob and oven, plumbing dishwasher, and washing machine, brick effect tiling, fridge/ freezer space, grey laminate wood flooring, half glazed door to outside.

CLOAKROOM

Opaque double glazed window to side, hand wash basin, low level WC, grey laminate wood flooring, radiator.

CONSERVATORY

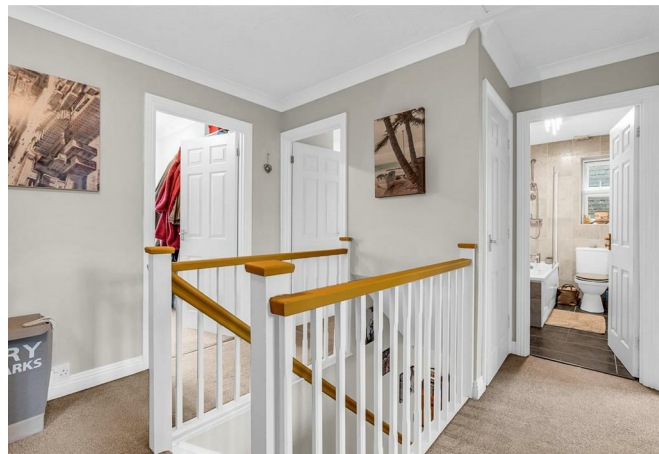
panelled roof cover, plasma style wall hung fire, double glazed windows and doors, grey laminate wood flooring,

STAIRS/ LANDING

Double glazed window, radiator, loft hatch.

BEDROOM ONE

Double glazed window to rear, radiator.





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.

ENSUITE DRESSER

Formerly an ensuite shower room with plumbing still in place and now being used as walk in wardrobe, extractor fan.

BEDROOM TWO

Double glazed window to front, radiator.

BEDROOM THREE

Double glazed window to front, radiator.

BEDROOM FOUR

Double glazed window to rear, radiator.

BATHROOM

Fitted panelled bath with mixer tap, low level WC, hand wash basin with mixer tap, fitted power shower, extractor fan, tiled walls, mirror, ceramic tiled floor, opaque double glazed window.

OUTSIDE

Front - Block paved driveway providing private off street parking, step up to front door, outside light, gated access to rear garden.

Rear - Paved patio area, lawn, timber shed, panelled fencing, outside lighting, outside tap, backing onto open fields.

Store cupboard with power and light, vinyl flooring, fitted shelves.

Anti-Money Laundering

Buyer Verification

Following acceptance of an offer, Alexander Bond & Co is required to carry out identity and Anti-Money Laundering checks on all purchasers.

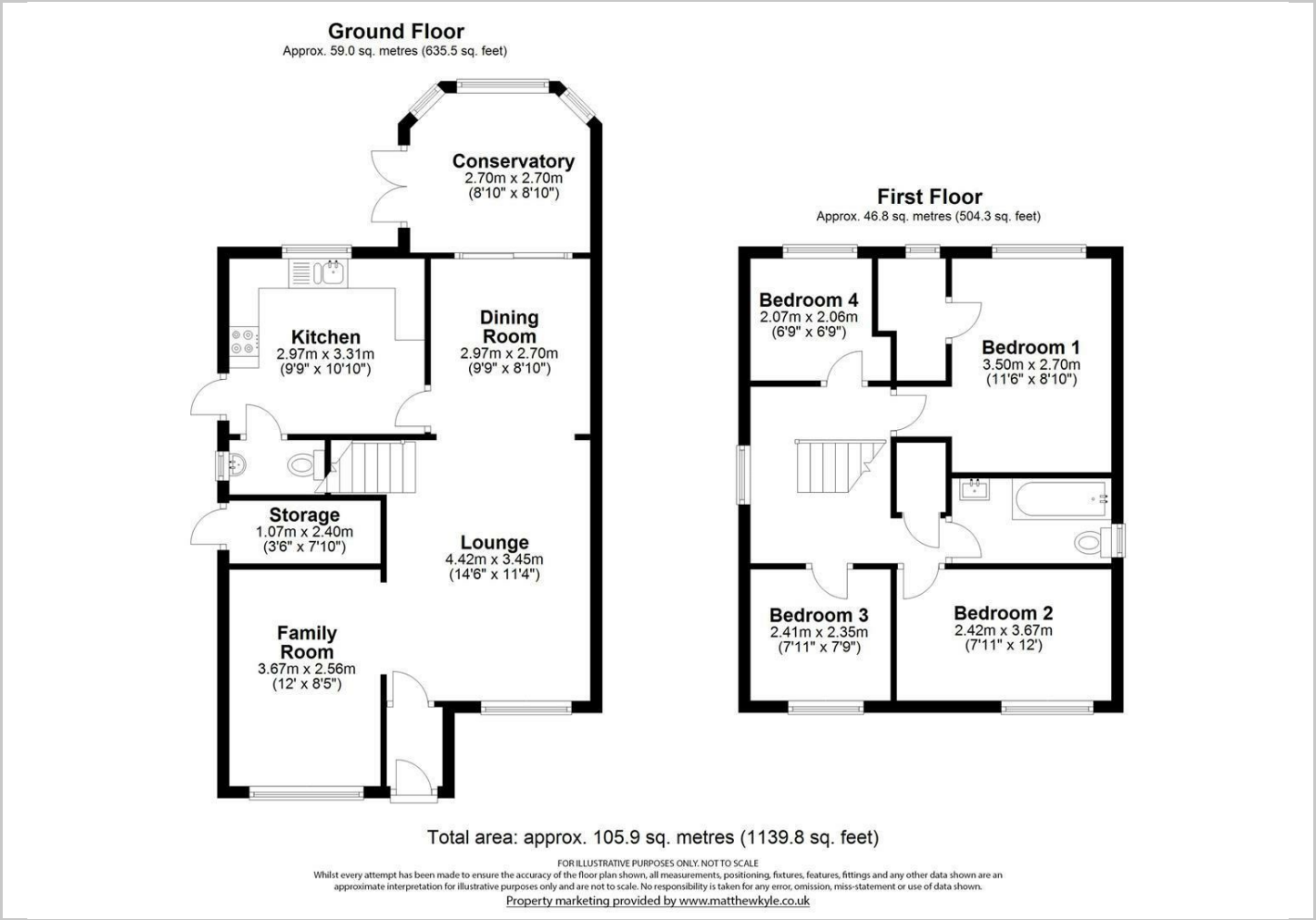
To complete these checks, we use an independent verification provider. The cost of this service is £35.00 + VAT per person.

This process forms part of our compliance obligations and must be completed before the sale can progress.





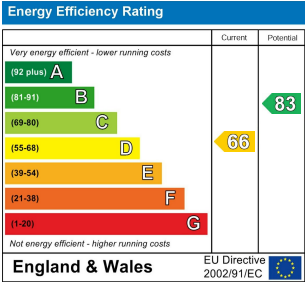
Floor Plans



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.

