



Well presented detached 3 bedroom village house in highly regarded private development.

4 Hay Wains, Woolmer Green, SG3 6HW



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This modern & attractive 3 bedroom detached house is situated in a private mews development close to countryside and just a stones throw from the village duck pond, together with access to local transport links and the highly regarded C of E primary school. The well appointed accommodation benefits from gas heating to radiators along with double glazing throughout and comprises: Covered porch, entrance hall, sitting room with fireplace, open plan kitchen/dining room, cloakroom, en-suite shower room & modern family bathroom. Outside there is a pretty rear garden, low maintenance front garden, shared car port with parking for 1 vehicle and an additional private parking space. There is further visitors parking nearby. VIEWING HIGHLY RECOMMENDED.

Woolmer Green is a pretty village situated approximately $\frac{3}{4}$ mile south of Knebworth. There is a lovely Church, Junior mixed infant School, a large modern village hall with football pitch and childrens play area, pretty village duck pond and some wonderful bordering countryside. There are 2 Public Houses, both of which serve food.

Close by Knebworth village is divided into two areas, the High Street which provides shops for daily needs including a chemist, post office, library, doctors and dentist surgeries, playing field with tennis courts and club house. Old Knebworth is more of a hamlet and is home to the Lytton Arms pub and Knebworth House, inhabited by Lord Cobbold and his family.

The County Town of Hertford is also within a short drive. London is easily accessible either by rail with a Mainline Station located in Knebworth or by road via the A1(M).

Price £499,999 Freehold



Proximity

All times & distances are approximate as a guide only.
Stansted airport 24 miles - 45 mins- London Heathrow Airport
40 miles - 55 mins - Luton Airport 13 miles - 25/30 mins
Welwyn Garden City 6 miles - Hertford 7.5 miles
St Albans 15 miles - M25 circa 15 miles - A1(M) Junction 6 - 3
miles - Kings Cross 30/35 minutes by rail

The accommodation is arranged as follows:

Open canopy style porch with low level wall and timber pillar
and ½ glazed front door to:

Entrance hall

A lovely welcoming approach to the accommodation with
ceramic floor tiles, coving to ceiling, window to side and doors
to:

Cloakroom

Fitted with a white suite comprising pedestal wash handbasin
with Victorian style chrome taps and low level WC. There are
ceramic floor tiles, tiling to splashback, coving to ceiling, wall
mounted 'Ideal Classic' gas boiler providing for heating and
domestic hot water and opaque window to the side.

Lounge 17'8 x 11'3 (5.38m x 3.43m)

A spacious dual aspect room with windows to the side and
rear and french doors opening to the rear garden, There is an
attractive fireplace with oak surround, granite hearth and
inset coal effect gas fire, 2 radiators, coving to ceiling and TV
aerial socket.



Kitchen 10'5 x 8' (3.18m x 2.44m)

Fitted with a range of maple effect wall and base units with roll top working surfaces above, tiled splashback and inset stainless steel 1½ bowl sink with chrome lever style mixer tap. Appliances include stainless steel oven and grill with 4 ring gas hob and concealed extractor fan above, integrated fridge/freezer, dishwasher and washing machine. There are ceramic floor tiles, coving to ceiling, inset ceiling spotlights and windows to the front and side. An opening leads to:

Dining room 13'8 (maximum) x 9'6 (4.17m (maximum) x 2.90m)

With window to the front and ½ glazed door to the garden, oak effect laminate flooring, coving to ceiling, radiator and deep understairs storage cupboard.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR:

Landing

With timber balustrade, velux window to the side radiator, coving to ceiling and airing cupboard. Doors open to:

Bedroom 1 12'9 x 10'8 (3.89m x 3.25m)

A good size double room with bay window to the front, coving to ceiling, TV socket, radiator and fitted wardrobes. A door leads to:

En-suite shower room 5'2 x 4'7 (1.57m x 1.40m)

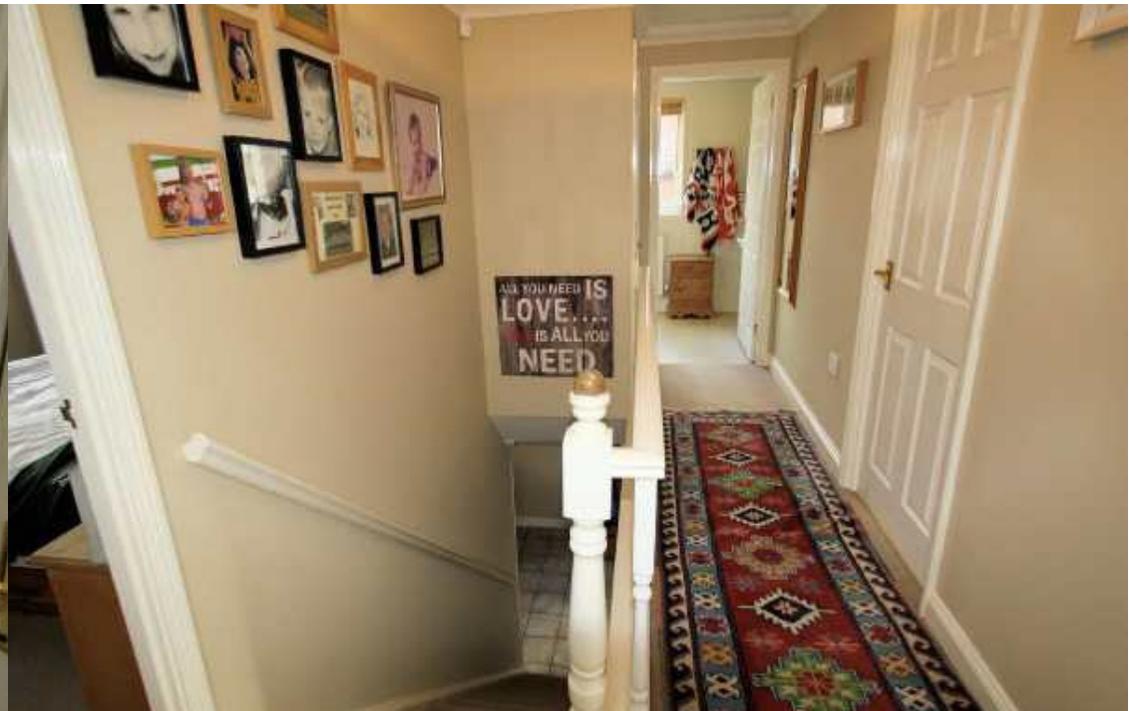
Fitted with a white suite comprising shower cubicle with glass door and chrome wall mounted overhead shower, pedestal wash handbasin with victorian style chrome taps and low level WC. There are ½ tiled walls, inset ceiling spotlights, shaver socket, radiator, ceramic floor tiles and velux window to the side.

Bedroom 2 10'8 x 9'2 (3.25m x 2.79m)

Another double room with window to the rear, radiator, TV socket and coving to ceiling.

Bedroom 3 9'2 x 6'8 (2.79m x 2.03m)

With a window to the rear, radiator and coving to ceiling.



Bathroom 10'1 x 5'9 (3.07m x 1.75m)

Fitted with a white suite comprising bath with chrome victorian style taps and an additional chrome wall mounted shower, pedestal wash handbasin with chrome victorian taps and a low level WC. There are ½ tiled walls, vinyl flooring, a shaver socket, radiator, coving to ceiling, inset ceiling spotlights and opaque window to the side.

Outside

Rear garden

With a paved patio to the rear of the property leading to a lawn with well stocked borders or shrubs and perennials. There is a timber fence to the boundary with a gate to the rear leading to the private car port. To the side of the property there is a timber garden shed and an outside tap.

Front garden

This low maintenance front garden has been planted with a variety of shrubs and perennials including hydrangea, lavender, rosemary, verbena, primulas and geranium. There is also a fabulous, mature wisteria covering the side of the property, ornamental lighting and an outside tap.

Car port & parking

Situated immediately to the rear of the property with parking for 1 vehicle together with an additional private parking space and further visitors parking nearby.

Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. TEL 01438 817007.

Disclaimer

Putterills endeavour to maintain accurate depictions of properties in virtual tours, floor plans and descriptions, however, these are intended only as a guide and intended purchasers must satisfy themselves by personal inspection.





Energy Performance Certificate



4, Hay Wains, Woolmer Green, KNEBWORTH, SG3 6HW

Dwelling type: Detached house
Reference number: 0018-8911-7240-5243-4990
Date of assessment: 09 October 2017
Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 October 2017
Total floor area: 94 m²

Use this document to:

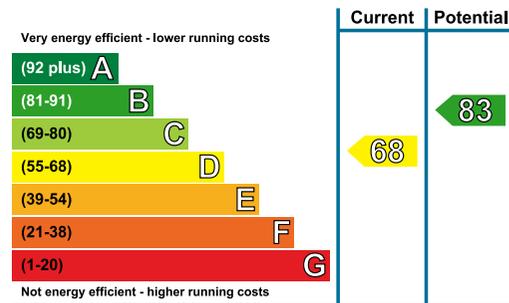
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,466
Over 3 years you could save	£ 456

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 195 over 3 years	
Heating	£ 1,647 over 3 years	£ 1,590 over 3 years	
Hot Water	£ 426 over 3 years	£ 225 over 3 years	
Totals	£ 2,466	£ 2,010	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£35	£ 156	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 162	✓
3 Solar water heating	£4,000 - £6,000	£ 135	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

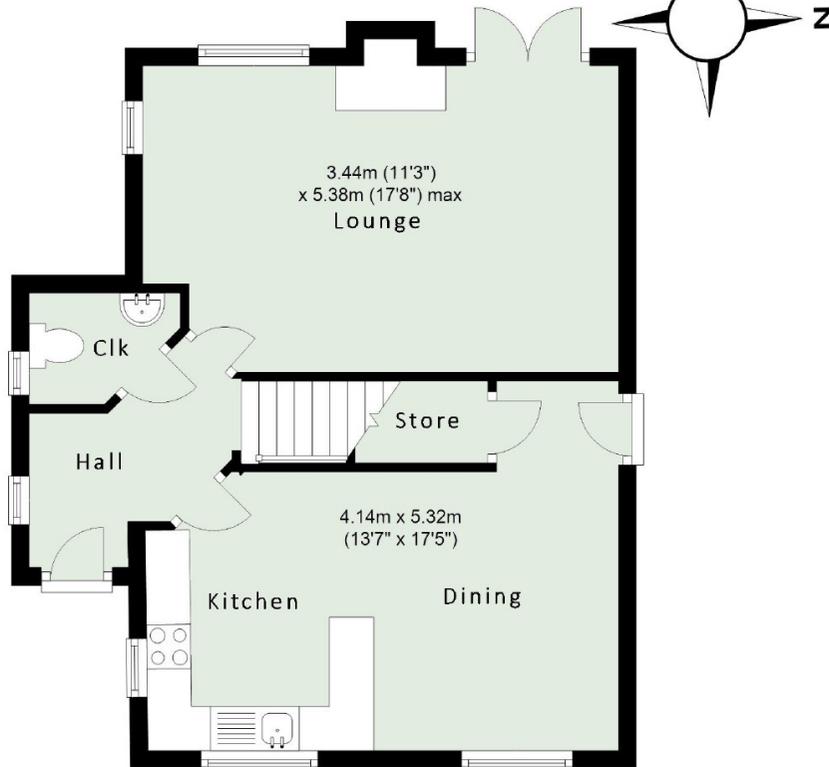


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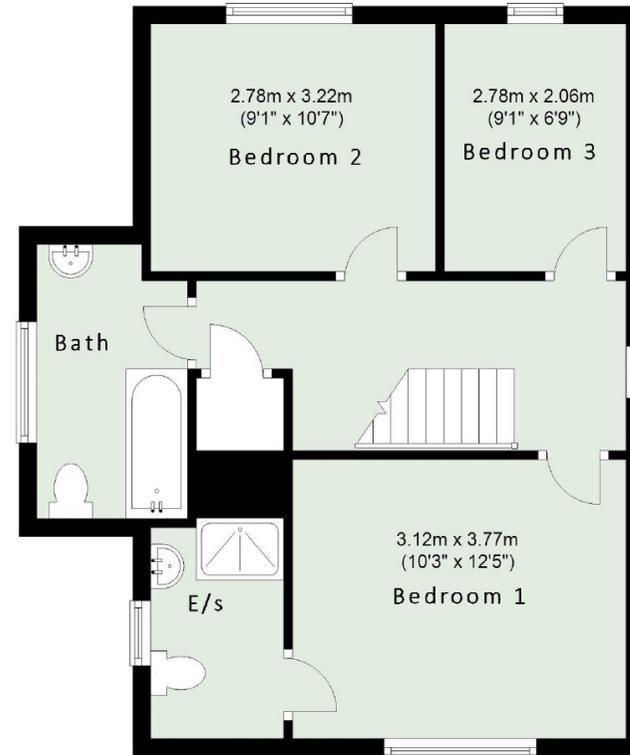
Ground Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 92.0 sq. metres (990.0 sq. feet)