



Detached 3 bedroom chalet bungalow with scope for cosmetic improvement

12 Garden Road, Woolmer Green, SG3 6JZ



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This detached 3 bedroom chalet bungalow was constructed in 1966 by the current vendors and offers scope for extension and cosmetic improvement (STPC). The property is situated in a highly regarded turning in the popular village of Woolmer Green, within easy reach of open countryside and local transport links. The accommodation benefits from double glazing throughout and electric storage heaters and comprises porch, entrance hall, lounge, kitchen/dining room, utility room, cloakroom, 2 ground floor bedrooms and a re-fitted family bathroom. To the first floor there is an additional double bedroom and eaves storage space which could be converted to additional living space (STPC). Outside there are mature well stocked front and rear gardens with a double garage & driveway parking for 2 further vehicles. The property is being offered CHAIN FREE.

Woolmer Green is a pretty village situated approximately $\frac{3}{4}$ mile south of Knebworth. There is a C of E Church, Junior mixed infant School, a 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.

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 £550,000 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:

UPVC front door with opaque glazed panels to:

Entrance porch

Of UPVC construction with light and power, opaque windows to all sides and sliding door to:

Hall

A sizeable and welcoming L shaped approach to the accommodation with 2 electric storage heaters, dado rail, coving to ceiling, telephone point, deep storage cupboard, additional airing cupboard housing hot water cylinder and doors to:

Kitchen/dining room 22'5 x 10'11 (6.83m x 3.33m)

Fitted with a range of wall and base units with roll top working surfaces above, partly tiled splashbacks and inset single drainer stainless steel sink with chrome mixer tap. Appliances include Zanussi split level double oven and grill, 4 ring ceramic hob and extractor fan above. There is space for a washing machine and fridge freezer, storage heater, oak effect laminate flooring to kitchen area, windows to rear and side and door to:

Utility room

Fitted with wall and base units and additional full height cupboards, roll top working surfaces above, tiled splashback, space for tumble dryer, door to garden and garage and further door to:

Cloakroom 4'8 x 4'5 (1.42m x 1.35m)

Fitted with a white suite comprising close coupled WC and wall mounted corner wash handbasin with chrome taps. There are fully tiled walls and an opaque window to the side.



Lounge 22' x 11'10 (6.71m x 3.61m)

A bright triple aspect room with high level window to the front, additional window to the side and sliding patio doors to the rear garden. There is a TV aerial socket, telephone point, 2 storage heaters, coving to ceiling, dado rail and 3 wall lights.

Bedroom 2 13'9 x 10'10 (4.19m x 3.30m)

A double room with window to the side, built in cupboard with sliding doors, additional fitted beech effect wardrobes, 2 wall lights and storage heater.

Bedroom 3 10'4 x 8' (3.15m x 2.44m)

With window to the front, storage heater, built in cupboard with sliding doors and wall light.

Bathroom 8'5 x 6'4 (2.57m x 1.93m)

A good size room fitted with a modern white suite comprising shower cubicle with glass sliding door and chrome wall mounted shower, pedestal wash handbasin with chrome lever style taps, close coupled WC and bidet with chrome lever style mixer tap. There are ½ tiled walls, vinyl flooring, inset ceiling spotlights and a chrome ladder style electric heated towel rail.

STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR

Landing

With low level hatch to sizeable eaves storage which could be converted to additional living space (STPC) and door to:

Bedroom 1 13'4 (nt 10'3) x 13'2 (4.06m (nt 3.12m x 4.01m)

A well proportioned room with dormer window to the front, storage heater, fitted wardrobes, wash handbasin with vanity cupboard below and chrome taps, wall mounted shaver socket and deep eaves storage cupboard which again, has potential to convert to additional living space (STPC).

Outside



Rear garden

The well maintained rear garden has a paved patio immediately to the rear of the property with raised beds planted with heather, rhododendron and various perennials. There is a lawn with mature borders, again planted with a variety of shrubs and perennials including fatsia, viburnum, heather and climbing rose. There are 2 further paved patios, outside lighting, a greenhouse, low level timber fencing to the boundary and a timber gate to the side leading to:

Front garden

Mainly laid to lawn with shaped flower beds planted with numerous trees and shrubs including a beautiful mature holly tree. There is a low level planter wall to the boundary filled with perennials including aster and phlox.

Double garage & driveway

With electric up and over door, light and power and sliding door to the utility room. There is additional driveway parking for 2 vehicles.

Viewing information

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



12, Garden Road, Woolmer Green, KNEBWORTH, SG3 6JZ

Dwelling type: Detached bungalow
Date of assessment: 07 October 2015
Date of certificate: 07 October 2015
Reference number: 8396-8633-8929-6207-7053
Type of assessment: RdSAP, existing dwelling
Total floor area: 121 m²

Use this document to:

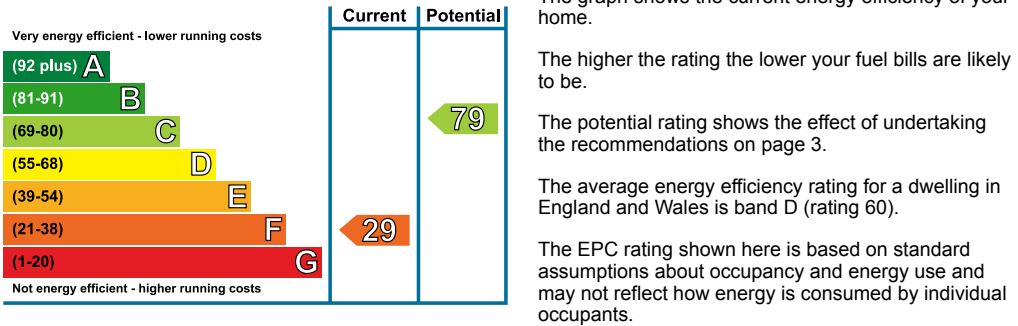
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,251
Over 3 years you could save	£ 4,371

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 231 over 3 years	
Heating	£ 6,354 over 3 years	£ 2,325 over 3 years	
Hot Water	£ 513 over 3 years	£ 324 over 3 years	
Totals	£ 7,251	£ 2,880	

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



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 Increase loft insulation to 270 mm	£100 - £350	£ 249	✓
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 168	✓
3 Room-in-roof insulation	£1,500 - £2,700	£ 1,695	✓

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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