



PUTTERILLS

— est. 1992 —

42 New Road  
Woolmer Green SG3 6LA  
**Price £520,000**



## Detached 3 bedroom bungalow in popular village turning with stunning views to the front.

This detached 3 bedroom 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 gas heating to radiators and comprises porch, entrance hall, triple aspect sitting room, kitchen/breakfast room, 3 bedrooms and a family bathroom. Outside there are front, rear and side gardens with stunning views to the front across open countryside, a detached single garage and ample driveway parking. The property is being offered CHAIN FREE and offers scope to extend (STPC).

Woolmer Green is a pretty village situated approximately 0.75 mile south of Knebworth. There is a lovely Church, Junior mixed infant School, a large modern village hall with football pitch and children's' 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.

### 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

Opaque glazed front door to:

### Porch

With useful cloaks cupboard, radiator and doors to:

### Shower room

Fitted with a white suite comprising shower cubicle with glass door and wall mounted power shower, low level WC and wash handbasin with chrome taps inset into cream vanity cupboard. There are cork floor tiles, fully tiled walls, 2 opaque windows to the side, radiator, coving to ceiling, wall mounted electric heater and chrome towel heater.

### Entrance hall

A spacious area with cloaks cupboard, radiator and doors to:

### Sitting room 16'3 x 15'11

A well proportioned triple aspect room with windows to

the sides and front overlooking open countryside, 2 radiators, 4 wall lights, serving hatch to the kitchen, stone fireplace with quarry tiled hearth and cast iron grate, coving to ceiling and TV aerial socket.

### Kitchen/breakfast room 10'11

Fitted with a range of oak trimmed wall and base units with roll top working surfaces above, tiled splashbacks and stainless steel 1.5 bowl sink with chrome mixer tap. There is a built in larder cupboard, space for oven, washing machine and fridge freezer, gas boiler providing for heating and domestic hot water, radiator,

vinyl flooring and coving to ceiling. A window overlooks the side and there is a half glazed door opening to the garden.

### **Bedroom 1 12'1 x 10'11 (3.68m**

A well proportioned double room with window to the side, radiator, coving to ceiling and fitted wardrobes and dressing table.

### **Bedroom 2 13'10 x 8'5 (4.22m**

Another double room with dual aspect windows to the rear and side, radiator and wash handbasin with chrome taps.

### **Bedroom 3 9' x 8' (2.74m x**

Window to the rear, radiator and hatch to loft.

## **Outside**

### **Rear garden**

The main garden wraps around the rear and side of the property and is mainly laid to lawn. There are well stocked borders planted with a variety of spring flowering bulbs and perennials together with numerous shrubs and trees including roses, rosemary, geraniums, forsythia and grape hyacinths. A paved patio overlooks the fields to the front

affording far reaching views and there is an outside tap and external lighting. The garden is bound by timber fencing.

### **Front garden**

Mainly laid to lawn with borders of spring flowering bulbs, climbing roses and peonies. There is also external lighting.

### **Detached single garage &**

With up and over door, window and personal door to the side, light and power. There is additional driveway parking for 3 vehicles.

### **Council tax & EER**

Council Tax - Band E £2,107.86  
Energy Efficiency Rating (EER)  
E

### **Viewing information**

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

### **Please note**

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.

Money Laundering Regulations  
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.  
Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the





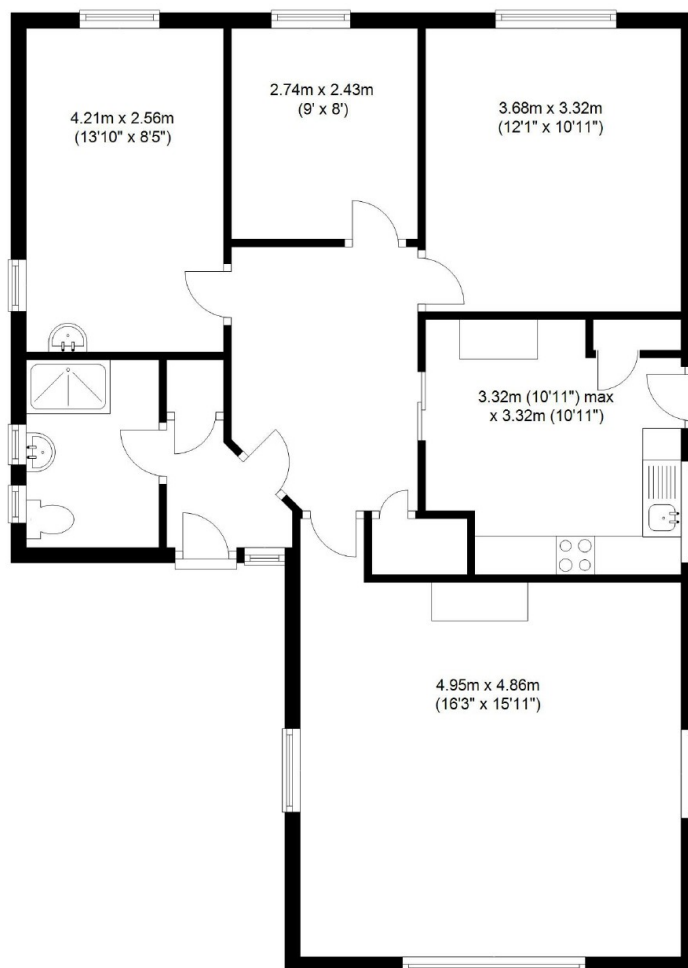






## Ground Floor

Approx. 83.7 sq. metres (900.5 sq. feet)



Total area: approx. 83.7 sq. metres (900.5 sq. feet)



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