



P U T T E R I L L S

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Woodcarvers Cottage, 9 London Road
Woolmer Green SG3 6LG

Price £420,000

Attractive 3 bedroom semi detached village house

This lovely characterful semi detached house was constructed in the 1980's and is situated in the centre of the village with easy access to transport links and the highly regarded C of E primary school. The well proportioned accommodation benefits from gas heating to radiators and double glazing throughout and comprises entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room and conservatory. To the first floor there are 3 double bedrooms with an en-suite shower room to the master bedroom and additional re-fitted modern white bathroom. Outside there is a pretty courtyard style rear garden, front garden and single garage to the rear of the property with additional parking space approached via a shared driveway with the adjoining property.

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 arranged as follows: Open canopy style timber porch with pitched roof ad pillars. A UPVC front door with attractive stained glass panels leads to: Entrance hall A good size approach to the accommodation with radiator, window to the side, telephone point, cloaks cupboard and pine doors to: Cloakroom 6' x 2'8 (1.83m x 0.81m) Fitted with a white suite comprising wall mounted wash handbasin with chrome mixer tap and close coupled dual flush WC. There is tiling to dado height, ceramic floor tiles, radiator and opaque window to the side. Kitchen/breakfast room 12'5 x 10' (3.78m x 3.05m) Fitted with a range of cream shaker style wall and base units with roll top working surfaces above, tiled splashbacks and ceramic 1.5 bowl sink with chrome mixer tap. Appliances include Bosch double oven and grill with Whirlpool 4 ring gas hob and chimney style extractor fan above, integrated dishwasher and washing machine and space for tumble dryer and fridge freezer. There are ceramic floor tiles, a window to the front, wall mounted Worcester gas boiler providing for heating and domestic hot water and deep walk in pantry style understairs cupboard. Lounge/dining room 19' x 13'5 (5.79m x 4.09m) A good size room with picture rail, exposed brickwork, oak effect laminate flooring, radiator, fireplace with coal effect gas fire and red brick hearth, TV aerial socket and sliding patio doors to: Conservatory 11'11 x 8'5 (3.63m x 2.57m) Of UPVC and brick construction with ceramic floor tiles, ceiling light with fan, power points, radiator and french doors to the rear garden.	STAIRCASE FROM ENTRANCE HALL TO FIRST FLOOR Landing With timber balustrade, hatch to part boarded loft, exposed brickwork and pine doors to: Bedroom 1 15'8 (nt 12'1) x 10' (4.78m (nt 3.68m x 3.05m) A good size, bright and airy double room with 2 windows to the front, radiator and beech effect fitted wardrobes and drawers. A pine door leads to: En-suite shower room Fitted with a white suite comprising shower cubicle with chrome wall mounted overhead shower, pedestal wash handbasin with chrome mixer tap and close coupled dual flush WC. There are ceramic floor tiles, fully tiled walls, radiator, shaver socket and opaque window to the side. Bedroom 2 9'9 x 9'7 (2.97m x 2.92m) A double room with window to the rear, oak wall mounted floating shelves and radiator. Bedroom 3 9'9 x 9'1 (2.97m x 2.77m) A double room with window to the rear and radiator. Bathroom 8'10 x 6'6 (2.69m x 1.98m) Recently re-fitted with a modern white suite comprising shower cubicle with sliding glass doors and chrome wall mounted shower, freestanding bath with chrome floor mounted waterfall style mixer tap, close coupled, dual flush WC and wall mounted wash handbasin with chrome waterfall style mixer tap. There are fully tiled walls, ceramic floor tiles, chrome ladder style heated towel rail, shaver socket, eyeball ceiling spotlights, airing cupboard housing hot water cylinder and opaque window to the side. Outside Rear garden This pretty courtyard style rear garden has been designed for ease of maintenance. There is a paved seating area and additional shingled area, both bound by mature borders planted with numerous trees, shrubs and	perennials including ornamental fruit trees, choisya, rhododendron, camellia, peony and laurel to name but a few. There is a timber garden shed, timber fence to the boundary with gate to the front, slate water feature, outside tap and personal door to the garage. Front garden Mainly laid to lawn with mature shrubs borders and low level picket fencing to the boundary. There is a shingled area to the side currently used as an additional parking space. Garage & parking Single garage to the rear of the property accessed via a shared driveway with the adjoining property. There is an up and over door, light and power. Immediately outside the garage there is an additional parking space. Council tax & EER Council Tax - Band E £2,115.00 Energy Efficiency Rating (EER) TBC 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 sale of the property is in satisfactory order.
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