



PUTTERILLS

est. 1992

34 Carvers Croft  
Woolmer Green SG3 6LX  
**Offers in excess of £300,000**



## Well presented village home with larger than average garden

This tastefully presented village home was constructed by 'Fairclough Homes' in the mid 1990s, is in a cul-de-sac location and has a larger than average, 60' sunny rear garden. The accommodation provides a Shaker style kitchen breakfast room, bright and well proportioned lounge, two double bedrooms, and a contemporary shower room (with scope for bath if so desired). The property benefits from gas heating to radiators and double glazed windows. There is a front garden and driveway providing off road parking for two cars.

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

Part glazed front door, with external light, leading to:

#### Entrance Lobby 4'9" x 4'1" (1.45m x 1.24m)

A welcoming entrance with oak wood floor, useful cupboard for coats and shoes, radiator, ceiling light and glazed concertina door opening to:

#### Lounge 14'9 x 13'3 (4.50m x 4.04m)

This particularly well presented room has attractive wood flooring, a staircase rising to the first floor, window to the front, ceiling light, two radiators and doorway to:

#### Kitchen Breakfast Room 14'8" x 7'10" (4.47m x 2.39m)

Fitted with a range of Shaker style wall and base units with tiled splash-backs and attractive dark coloured granite work-tops that incorporate a stainless steel sink with mixer tap and drainer set under a window overlooking the rear garden. There is space for the following appliances: a free-standing cooker, with a stainless steel extractor fan over, for a washing machine, for a dishwasher and space for a free standing fridge freezer. The wooden flooring continues from the living space into the kitchen, there is space for a table and chairs, a wall mounted gas fired boiler that serves the central heating and hot water supply, two ceiling lights, a radiator and French doors opening to the patio and rear

garden beyond.

#### Staircase from lounge to first floor

With attractive painted balustrade and leading to the:

#### Landing 6'5" x 5'3" (1.96m x 1.60m)

There is a hatch to the loft, an airing cupboard housing the lagged hot water tank and with slatted shelving for towels and linen, a ceiling light and doors to all first floor accommodation including:

#### Bedroom 1 11'3" x 10' (3.43m x 3.05m)

The main bedroom has a window to the front and built-in wardrobes with sliding mirror fronted doors. There is a further cupboard with shelved storage, a radiator and ceiling light.

#### Bedroom 2 10'6" x 8'1" (3.20m x 2.46m)

With window to the rear overlooking the garden, mirror fronted wardrobe, radiator and ceiling light.

#### Shower Room 6'3" x 6'4" (1.91m x 1.93m)

Previously a bathroom, this room has been fitted with a contemporary white suite comprising pedestal wash hand basin, low level WC and shower cubicle with "Triton" shower and ceramic tiled walls. There is an opaque window tot the rear, slate tiling to the floor, heated towel rail and ceiling light.

### Outside

#### Rear Garden

A particular feature of the the property, the rear garden extends to approximately 60' in length and is longer than many other Carvers Croft gardens. Immediately adjacent to

the house there is a paved patio area with gated access to the garden with lawn, flower beds with mature shrubs and pathway leading to a timber shed and paved area.

#### Front Garden & Driveway

To the front there is a gravel area and a hardstand area leading to the front door and providing off road parking space for one car.

#### EER & Council Tax

Council Tax - Band C £1,538.00

Energy Efficiency Rating (EER) D

#### Viewing Information:

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

#### Agent's 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.











