



Immaculate 3 bedroom end row village house.

11 Hay Wains, Woolmer Green, SG3 6HW



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This immaculate 3 bedroom end row house is situated in a lovely village turning with far reaching views to the rear over neighbouring farmland. The accommodation benefits from gas heating to radiators along with double glazing throughout and comprises: Entrance hall, cloakroom, fitted kitchen/breakfast room, sitting room, beautiful Victorian style conservatory, family bathroom and en-suite shower room. Outside there are pretty, well stocked gardens to the front and rear, along with driveway parking for 1 vehicles and an additional single car port en bloc. VIEWING IS 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 £379,995



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 and ½ glazed front door to:

Entrance hall

This lovely bright and welcoming approach to the accommodation has coving to ceiling, radiator in bespoke cabinet, understairs storage cupboard and doors to:

Kitchen/breakfast room 13' x 9'10 (3.96m x 3.00m)

A well proportioned room, fitted with a range of light oak effect wall and base units with granite working surfaces above, tiled splashbacks and inset stainless steel 1½ bowl sink with brushed chrome swan neck mixer tap. Appliances include integrated Neff dishwasher, fridge and freezer together with stainless steel double oven with 4 ring gas hob and concealed extractor fan above. There is also space and plumbing for a washing machine. A window overlooks the front garden and there is coving to ceiling, inset ceiling spotlights, ceramic floor tiles, radiator in bespoke cabinet, 'Ideal' gas boiler providing for heating and domestic hot water and door to rear garden.

Cloakroom

Fitted with a white suite comprising low level WC and pedestal wash handbasin with chrome Victorian style taps. There is tiling to dado height, ceramic floor tiles, radiator in bespoke cabinet, coving to ceiling and extractor fan.

Sitting room 16'4 x 11' (4.98m x 3.35m)

This bright and airy room is decorated in soft neutral tones and has coving to ceiling, attractive Limestone fireplace with pebble effect electric fire, radiator in bespoke cabinet, TV aerial socket, telephone point, French doors to rear garden and further French doors to:



Conservatory 9'5 x 8'1 (2.87m x 2.46m)

Of brick and UPVC construction with a vaulted ceiling with bespoke sun blinds, light and power, radiator, ceramic floor tiles and French doors to rear garden.

STAIRCASE WITH ATTRACTIVE TIMBER SPINDLES FROM ENTRANCE HALL TO FIRST FLOOR

Landing

Coving to ceiling, radiator in bespoke cabinet, airing cupboard housing hot water cylinder and doors to:

Bedroom 1 11' x 10'9 (3.35m x 3.28m)

This lovely double room enjoys far reaching views from the window over neighbouring farmland. There is coving to ceiling, radiator in bespoke cabinet, TV aerial socket, telephone point and a range of fitted beech effect wardrobes and drawers. A door leads to:

En-suite shower room 5'8 x 5'3 (1.73m x 1.60m)

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

Bedroom 2 11' x 5'3 (3.35m x 1.60m)

Again, with far reaching views to rear, coving to ceiling, hatch to loft, radiator, TV aerial socket and window to rear.

Bedroom 3 9'7 x 6' (into w/robes) (2.92m x 1.83m (into w/robes))

With coving to ceiling, radiator, built in cupboard and window to front.

Bathroom 7'2 x 6'7 (2.18m x 2.01m)

Fitted with a white suite comprising low level WC, pedestal wash handbasin with chrome Victorian style taps and bath with tongue and groove panel and chrome Victorian style mixer taps with shower attachment. There is tiling to dado height with border tile, ceramic floor tiles, radiator, shaver socket, ceiling spotlights and opaque window to front.

Outside



Rear garden

This delightful courtyard style rear garden has been designed with ease of maintenance in mind and benefits from delightful views over neighbouring farmland to the rear. There is an attractive terracotta tiled patio which is bordered by well stocked beds planted with an array of mature trees and shrubs including Bamboo, Euphorbia, Acers, Photinia and Mahonia. There is a timber pergola swathed in attractive climbing plants including Wisteria and Clematis. The garden is bound by trellis topped timber fencing with a timber gate leading to the front garden. There is an ornamental light and outside tap.

Front garden & parking

This immaculate front garden has a shaped lawn with cobblestone edging stone. There is a block paved path leading to the front door, wells stocked evergreen borders, Beech hedge to front and low level Box hedge to side. There is an outside tap, ornamental lighting and gravel driveway allowing parking for 1 vehicle. Immediately opposite the property there is a single car port en-bloc providing additional parking for a further vehicle.

Viewing information

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

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Energy Performance Certificate



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

Dwelling type: End-terrace house
Date of assessment: 29 October 2013
Date of certificate: 04 November 2013
Reference number: 2918-4951-7230-1757-8904
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 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

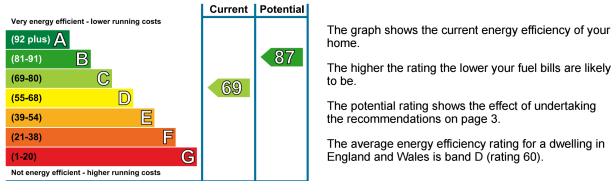
Estimated energy costs of dwelling for 3 years:	£ 1,884
Over 3 years you could save	£ 447

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 141 over 3 years	
Heating	£ 1,230 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 381 over 3 years	£ 213 over 3 years	
Totals	£ 1,884	£ 1,437	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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 Low energy lighting for all fixed outlets	£65	£ 108	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 78	✓
3 Solar water heating	£4,000 - £6,000	£ 114	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.