



PUTTERILLS

EST. 1992

12 Garden Road, Woolmer Green, SG3 6JZ

Price £575,000

Detached 3 bedroom chalet bungalow in convenient village turning

This detached 3 bedroom chalet bungalow was constructed in 1966 by the current vendors and has been partially re-furbished with scope for further cosmetic improvement. The property is situated in a highly regarded turning in the popular village of Woolmer Green, within easy reach of the village duck pond, open countryside and local transport links. The accommodation benefits from double glazing throughout and gas heating to radiators and comprises porch, entrance hall, lounge, kitchen/dining room, inner lobby, cloakroom, 2 ground floor double 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 or an en-suite bathroom (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.

The accommodation is arranged as follows:

UPVC front door with opaque glazed panels to:

Entrance porch

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

Hall

A sizeable and welcoming L shaped approach to the accommodation with 2 radiators, 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 contemporary cream gloss base units with timber

effect roll top working surfaces above 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 stainless steel chimney style extractor fan and splashback above, integrated under counter fridge and space for a washing machine below. There is oak effect laminate flooring, TV aerial socket, radiator, windows to rear and side and door to:

Inner lobby

With ceramic floor tiles, doors 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 with mosaic inserts, ceramic floor tiles, shaker style wall mounted bathroom cabinet 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 radiators, coving to ceiling, dado rail and 3 wall lights.

Bedroom 1 13'9 x 10'10 (4.19m x 3.30m)

A lovely double room decorated in soft neutral tones with window to the side, maple effect fitted wardrobes and radiator.

Bedroom 2 10'4 x 8' (3.15m x 2.44m)

With window to the front, radiator and built in cupboard.

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 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 3 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, radiator, 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.

Council tax & EER

Council Tax - Band E £2,115.00
Energy Efficiency Rating (EER) F
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.

Proximity

All times & distances are approximate as a guide only:
Stansted airport 24 miles - London Heathrow Airport 40 miles - Luton Airport 13 miles - 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 (Via Knebworth)

Viewing information

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

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