



PUTTERILLS

EST. 1992

43 Twin Foxes, Woolmer Green, SG3 6QT
Offers in excess of £399,999

Well presented, extended 4 bedroom mid row village town house

This well presented 4 bedroom mid row townhouse is situated on a popular village development within easy reach of the neighbouring Mardley Wood nature reserve together with local transport links and the highly regarded C of E primary school. The property has been extended by the current vendors and benefits from gas heating to radiators and double glazing throughout. The accommodation comprises entrance hall, cloakroom, utility room, open plan kitchen/dining room opening to lounge area with vaulted ceiling and bi fold doors to the rear garden. There are 3 bedrooms and a family bathroom to the first floor with a further bedroom and en-suite bathroom to the second floor. Outside there is a low maintenance rear garden, small front garden and car port en bloc with additional private parking space.

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

The accommodation is arranged as follows

Storm porch with inset lighting and timber front door to:

Entrance hall

A welcoming approach to the accommodation with oak effect laminate flooring, radiator and doors to:

Cloakroom

Fitted with a white suite comprising close coupled dual flush WC and wash handbasin inset into white

gloss vanity cupboard with chrome mixer tap. There is a chrome ladder style heated towel rail, tiling to splashback, ceramic floor tiles and extractor fan.

Utility room 9'2" x 9'2" (2.79m x 2.79m)

Fitted with a range of walnut effect wall and base units with roll top working surfaces above, glass slashbacks and inset stainless steel single drainer sink with chrome mixer tap. There is space and plumbing for a washing machine, tumble dryer and fridge freezer, ceramic floor tiles, radiator, window to the front and wall mounted gas boiler providing for heating & domestic hot water.

Kitchen/dining room 14'2" x 13'5" (4.32m x 4.09m)

Fitted with a range of contemporary grey high gloss wall and base units and pan drawers with quartz effect working surfaces above and inset acrylic single drainer sink with chrome mixer tap. Appliances include 2 Bosch split level ovens and combination microwave. There is a separate 'island' unit with deep pan drawers and cupboards, quartz effect working surface above and 4 ring induction hob. There is oak laminate flooring, inset ceiling spotlights, radiator and understairs storage area. An wide opening leads to:

Lounge 12'2" x 7'1" (3.71m x 2.16m)

With vaulted ceiling with 2 velux roof lights, bi fold doors to the rear garden, TV aerial socket and oak laminate flooring.

STAIRCASE FROM ENTRANCE
HALL TO FIRST FLOOR

Landing

With attractive timber handrail,
radiator and doors to:

Bedroom 2 9'1" x 9'1" (2.77m x 2.77m)

A well proportioned room with
window to the front, built in
wardrobe and radiator.

Bedroom 3 11'2" x 6'8" (3.40m x 2.03m)

With window to the rear and
radiator.

Bedroom 4 11'2" x 6'4" (3.40m x 1.93m)

With window to the rear and
radiator.

Bathroom 8'4" x 4'7" (2.54m x 1.40m)

Fitted with a white suite comprising
bath with glass shower screen,
chrome taps and additional wall
mounted chrome overhead shower,
pedestal wash handbasin with
chrome taps and close coupled dual
flush WC. There is a chrome ladder
style heated towel rail, tiled walls
and ceramic floor tiles.

STAIRCASE FROM LANDING TO
SECOND FLOOR

Landing

With useful storage cupboard and

door to:

Master bedroom 12'2" x 9'10" (3.71m x 3.00m)

A bright and airy double room with
dormer window to the rear, radiator,
TV aerial socket, hatch to loft
storage and door to:

En-suite shower room 7'8" x 5'9" (2.34m x 1.75m)

Fitted with a white suite comprising
bath with glass shower screen,
chrome mixer tap and wall mounted
chrome overhead shower, wash
handbasin with chrome lever style
mixer tap inset into white gloss
vanity cupboard and close coupled
dual flush WC. There are tiled walls,
ceramic floor tiles, chrome inset
ceiling spotlights, eaves storage
cupboard and velux window to the
front.

Outside

Rear garden

This low maintenance rear garden
has been laid to artificial lawn with
timber fencing to the boundary and
a gate to the rear. There is a useful
outside tap.

Front garden

Laid to slate chippings

Car port & parking

Car port en bloc providing parking
for 1 vehicle with an additional
private parking bay nearby.

Council Tax & EER Rating

Council Tax Band - D £1640
EER Rating - C

Viewing information

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

Please Note

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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

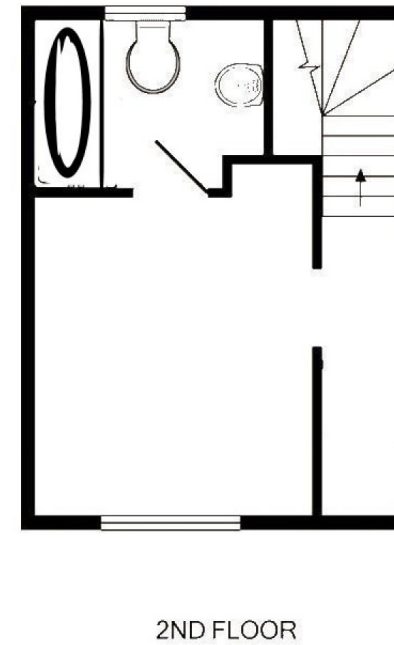
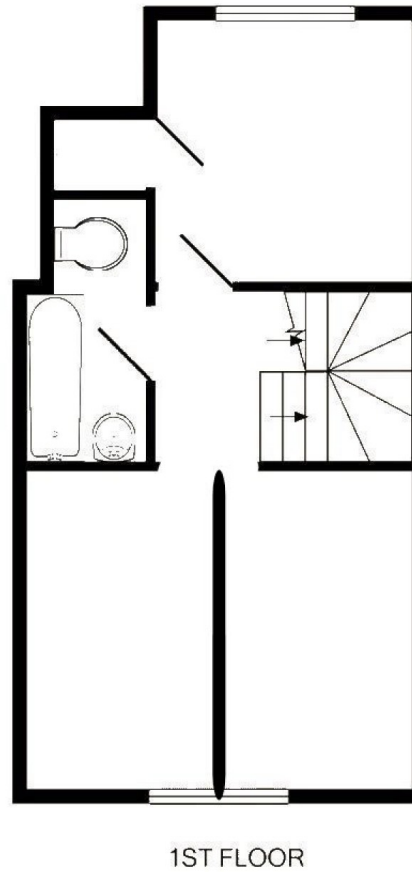
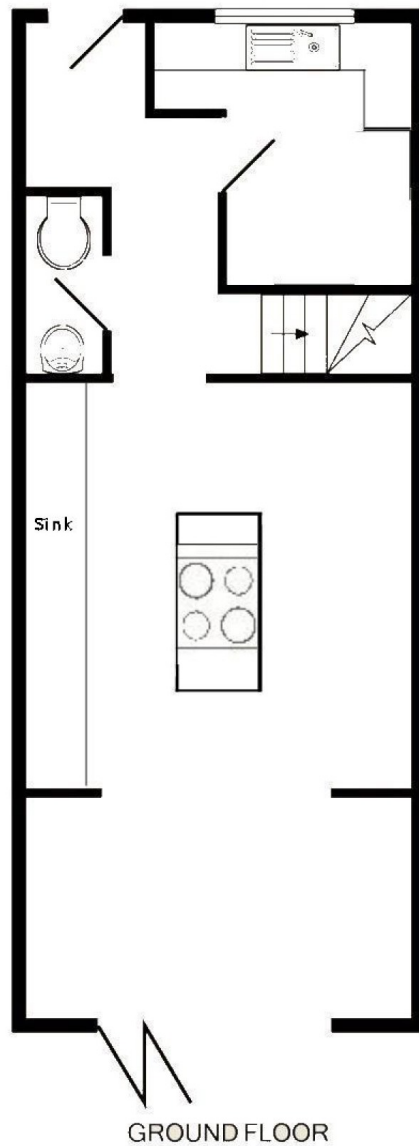
All items in the written text of these
particulars are included in the sale.
All others are expressly excluded
regardless of inclusion in any
photographs. Purchasers must
satisfy themselves that any
equipment included in the sale of
the property is in satisfactory order.











This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.