



PUTTERILLS

est. 1992

32 Carvers Croft, Woolmer Green, SG3 6LX  
**Offers in excess of £270,000**



## Village home with 2 double bedrooms, courtyard and parking

Tastefully presented by the present owner, this attractive 2 bedroom village home benefits from gas fired central heating and double glazed windows. The recently redecorated accommodation comprises: entrance hall, open plan living space with distinct lounge, dining and kitchen areas, two double bedrooms and a first floor bathroom with white suite. There is a small courtyard to the rear affording space for a table and chairs, allocated parking for 1 car, with numerous visitors' parking spaces also provided. EER: D

Woolmer Green is a pretty village situated approximately 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. 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).

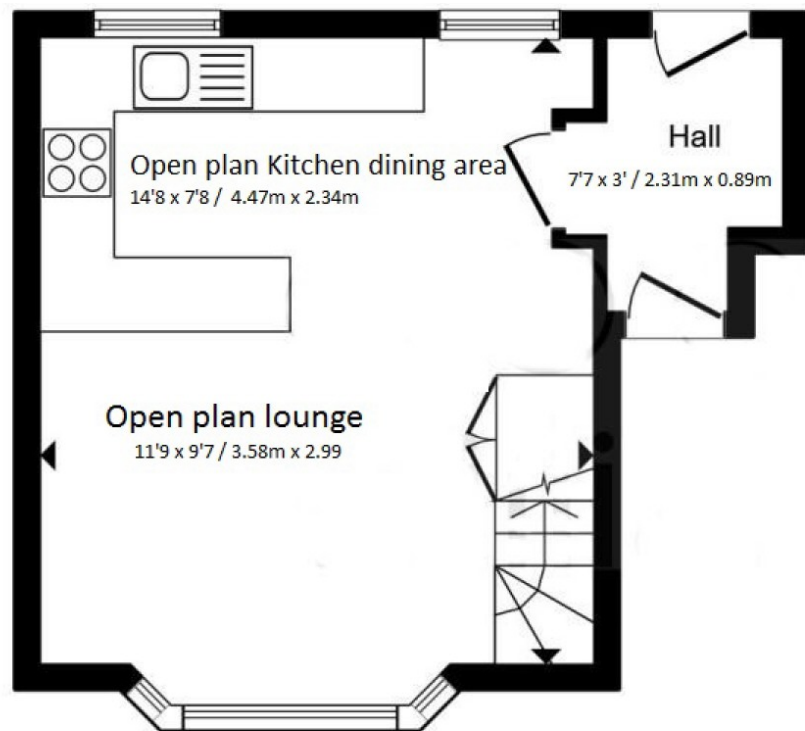




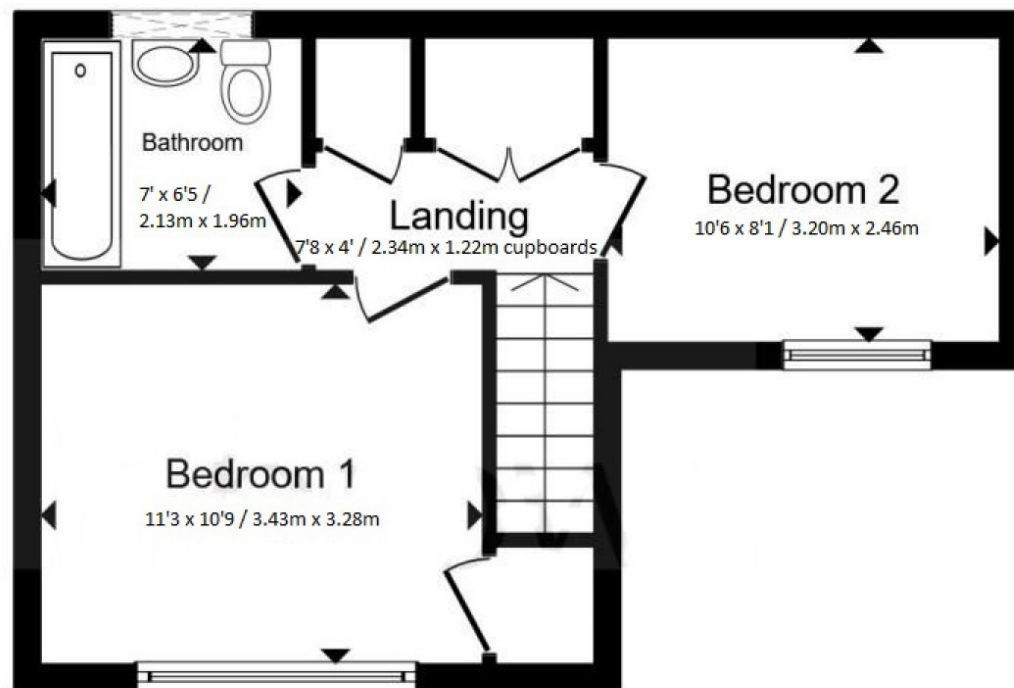








**Ground Floor**



**First Floor**

Total floor area 58.0 sq. m. (624 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).