



5 Barleycroft, Woolmer Green, SG3 6HY
Offers over £240,000

Bright and modern 1 bedroom house with private garden and parking.

This tastefully fitted and beautifully presented 1 bedroom house enjoys a central village setting and is ideal for access to shopping facilities and mainline rail link to London Kings Cross. Approached via an entrance lobby which in turn leads to a comfortable sitting room, the property comprises: recently re-fitted white high gloss kitchen, generous double bedroom with fitted wardrobes, modern white bathroom, double glazed windows and gas heating to radiators. There is a reserved parking bay plus visitor space, external store and private garden with lawn and picket fence boundaries. Excellent first time or investment buy. Energy Rating: C. Approx 89 years lease remaining.

Woolmer Green is a pretty village situated approximately 3/4 mile south of Knebworth. There is a Church, JMI School, modern village hall with football pitch and children's' play area and some wonderful bordering countryside with woodland walks. There are 2 Public Houses, both of which serve food. Knebworth offers a High Street with shops that cater for daily needs. There is a chemist, post office, doctors' surgery, two dentists, Co-op general store, Indian restaurant, Chinese take away, two cafés, wine merchants, butchers & mainline railway station with frequent service to London Kings Cross. The village is well placed for access to neighboring towns and commuter links, with the following distances for guidance only: Stanstead airport 28 miles - Luton airport 13 miles - Heathrow airport 39 miles - Welwyn G City 6 miles - A1(m) 3.6 miles - Hertford 8.5 miles - St Albans 13 miles - M25 Jct23 14 miles.

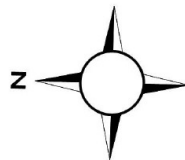
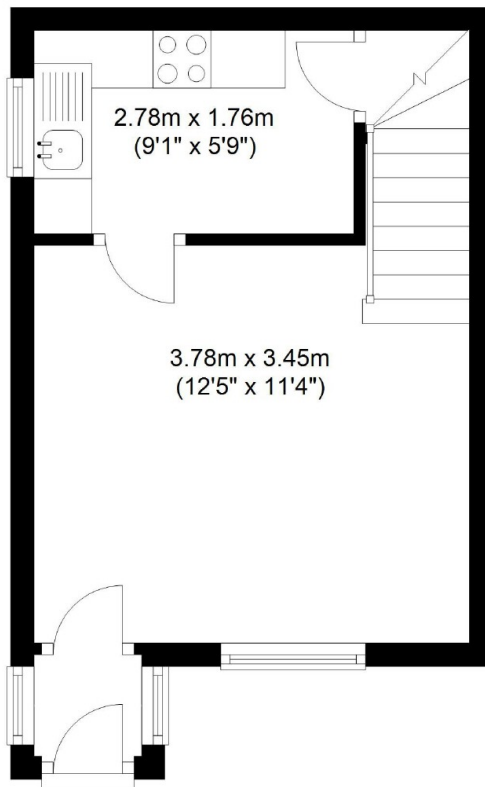






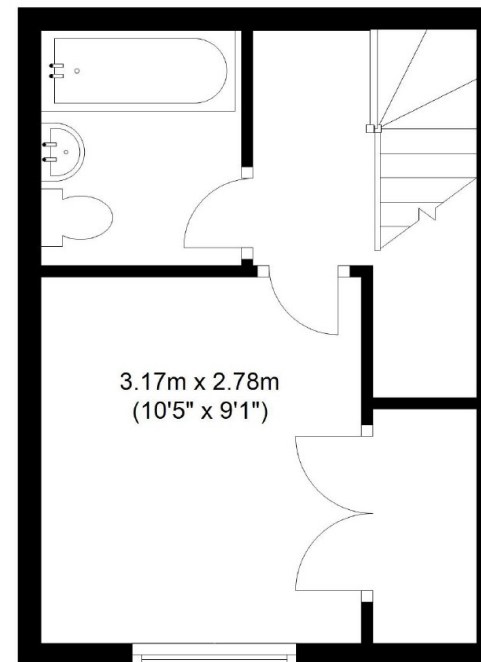
Ground Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



First Floor

Approx. 20.0 sq. metres (215.7 sq. feet)



Total area: approx. 41.1 sq. metres (442.4 sq. feet)



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