



PUTTERILLS

EST. 1992

33 Twin Foxes, Woolmer Green, Hertfordshire, SG3 6QT

Guide Price: £290,000 Freehold Energy rating: C

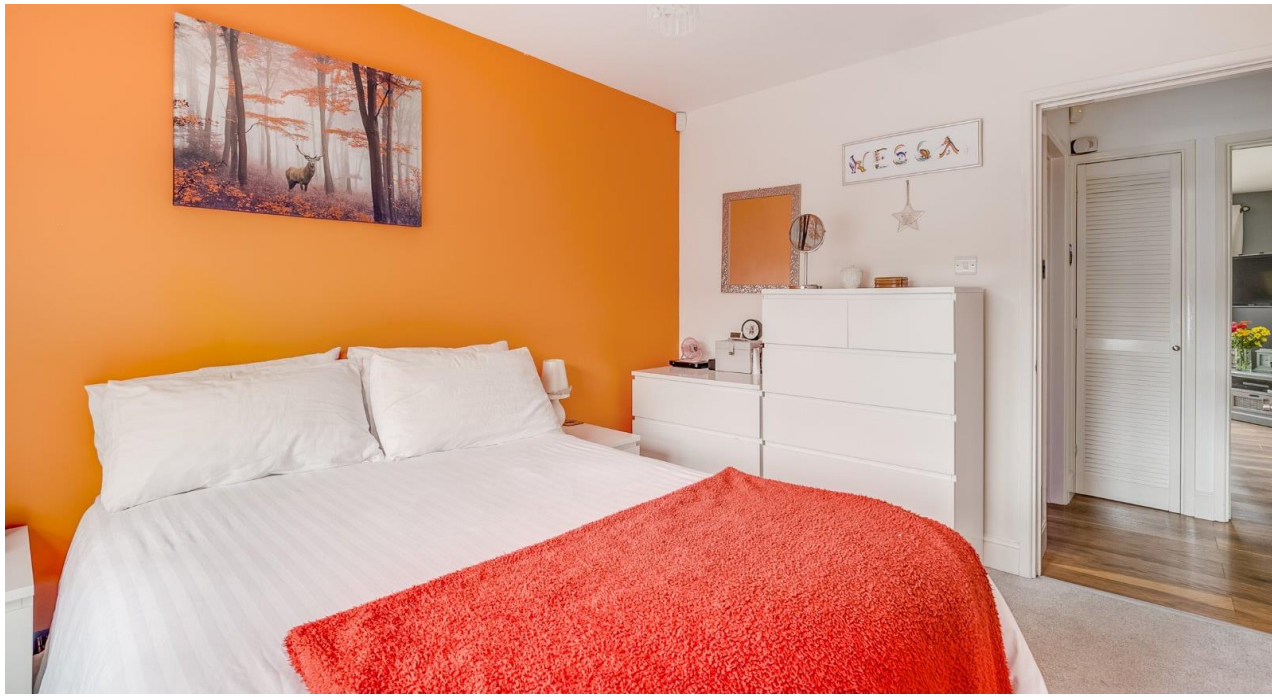
Tastefully re-fitted 2-bedroom ground floor apartment with 2 parking spaces and French doors to the terrace

This highly desirable ground floor apartment is situated at the end of an attractive modern block and forms part of a lovely village development built circa 1998. The bright and well-planned accommodation comprises: Communal entrance hall with wi-fi video entry intercom system and personal front door leading to: Entrance Hall leading to an open plan lounge/dining room with Nest thermostat and French doors leading to the patio & communal gardens, tastefully refitted kitchen with twin ovens, an integrated dishwasher, washer/dryer (just 18 months old and with a warranty until Nov 24), breakfast bar and HDMI wiring for TV, 2 double bedrooms and a fresh white bathroom. The property benefits from a built-in alarm and smoke detector, modern boiler and recently fitted uPVC double glazed windows. There are 2 parking bays directly to the front of the property plus further visitor parking. The property would make an ideal investment or first-time purchase. Energy rating: C









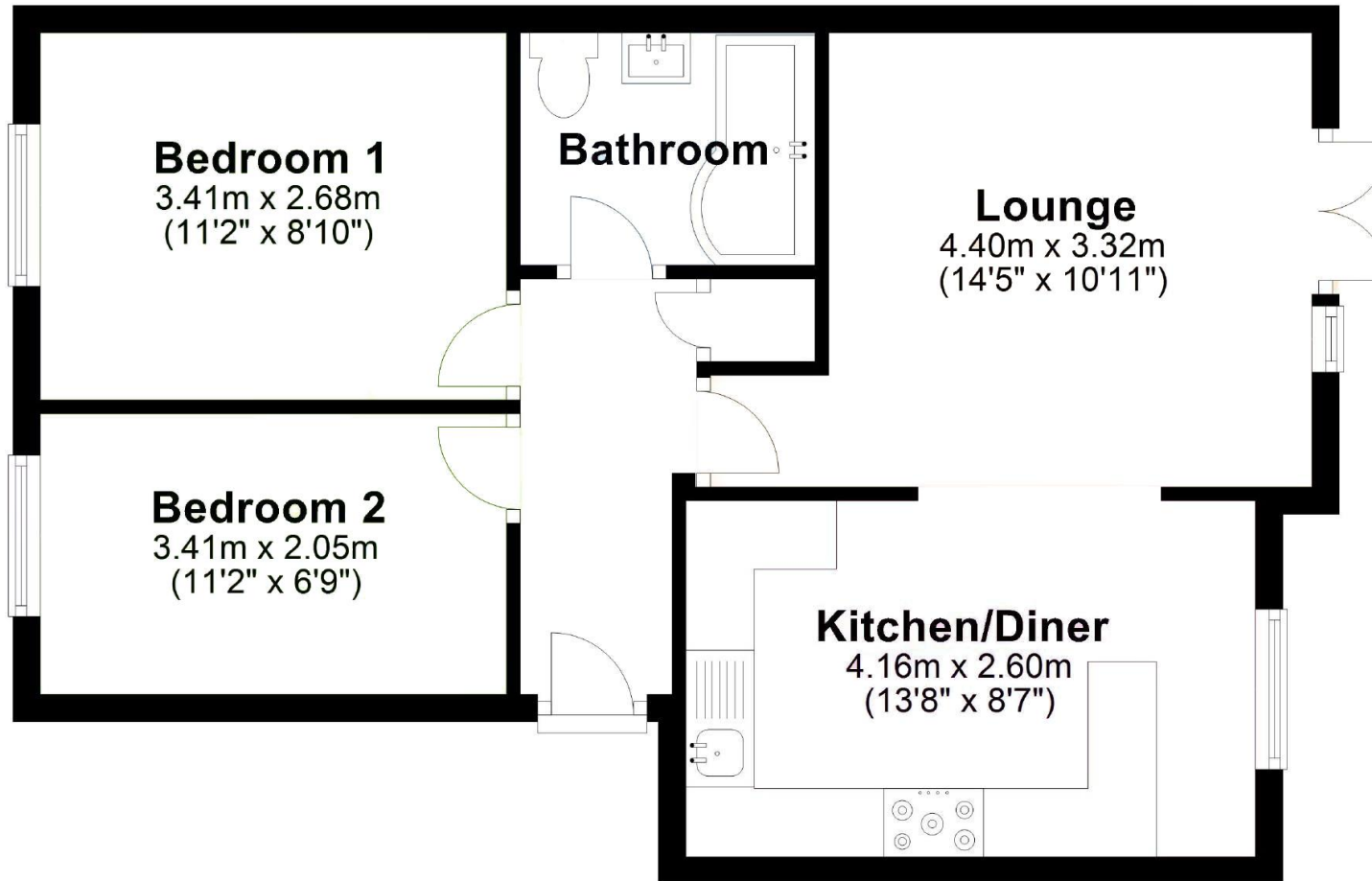
The village is well placed for access to neighbouring towns and commuter links, with the following distances for guidance only:

Stansted 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. There is a bus stop with services to Stevenage & Welwyn Gdn City.



Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Total area: approx. 49.2 sq. metres (530.0 sq. feet)