



PUTTERILLS

est. 1992

87 Carvers Croft, Woolmer Green, Hertfordshire, SG3 6LX

Price: £610,000 Freehold



## Well-presented 4-bedroom detached family house with undulating views across open countryside

This bright and tastefully presented 4-bedroom detached house has glorious views to the rear across open countryside and forms part of a well-regarded village cul-de-sac constructed by 'Fairclough Homes' in the mid-1990s. Situated within a short distance of fine rural walks and local transport links, the property comprises: Entrance vestibule, open plan living room, dining room, snug, modern fitted kitchen/breakfast room, cloakroom and Victorian style conservatory. The rear garden is easily managed and boasts a paved patio, neat lawn, timber shed and fenced boundaries bordering directly onto farmland.

Energy rating: D

Woolmer Green is a pretty North Herts village situated approximately  $\frac{3}{4}$  mile south of Knebworth and some 6 miles North of Welwyn Gdn City. There is a beautiful Church, JMI School and modern village hall with football pitch and children's' play area. There are 2 Public Houses, both of which serve food, a barbers and Tesco store that opens until 11pm. Close-by 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 neighbouring towns and commuter links, with the following distances for guidance only:

Stanstead airport 28 miles – Luton airport 13 miles

Heathrow airport 39 miles — A1(m) 3.6 miles – Hertford 8.5 miles

St Albans 13 miles – M25 Jct23 14 miles

As with many local villages, the current local plan includes areas of proposed development. For further details please visit the Welwyn Hatfield District Council website.







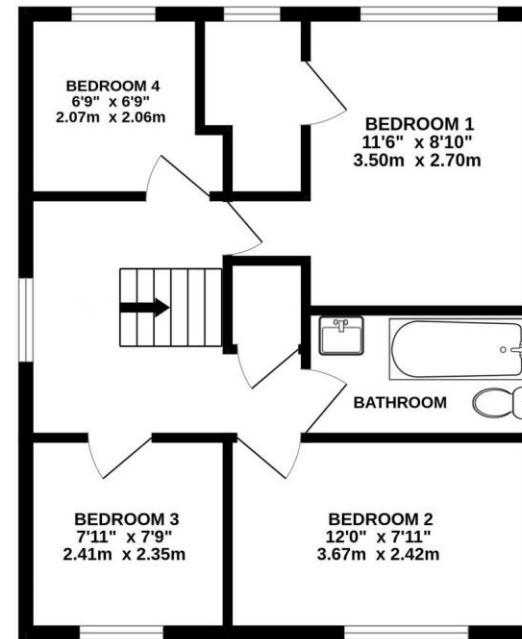
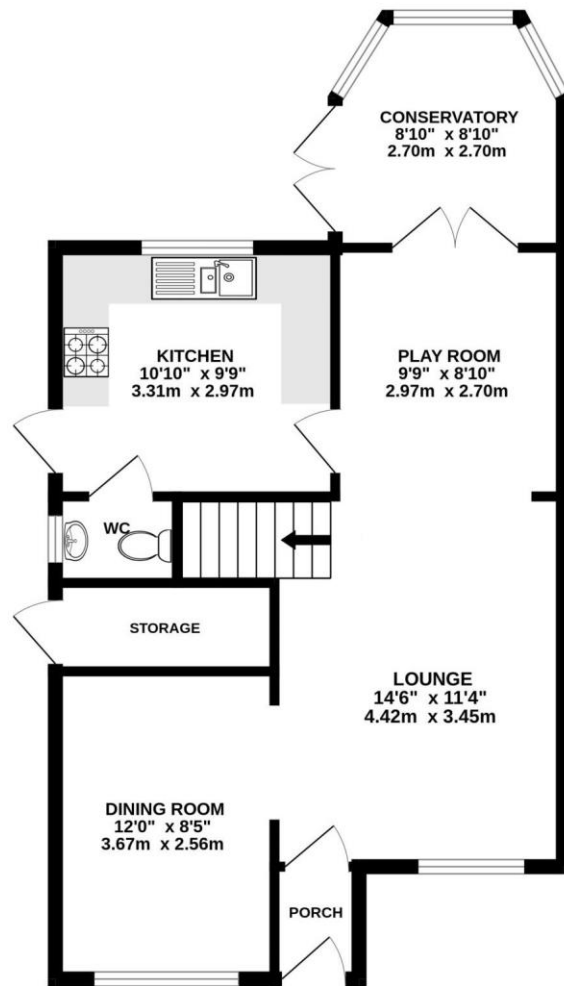












Total Floor Area: 1139sq ft (105.8 sq m) approx