

## 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, 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 ¾ 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

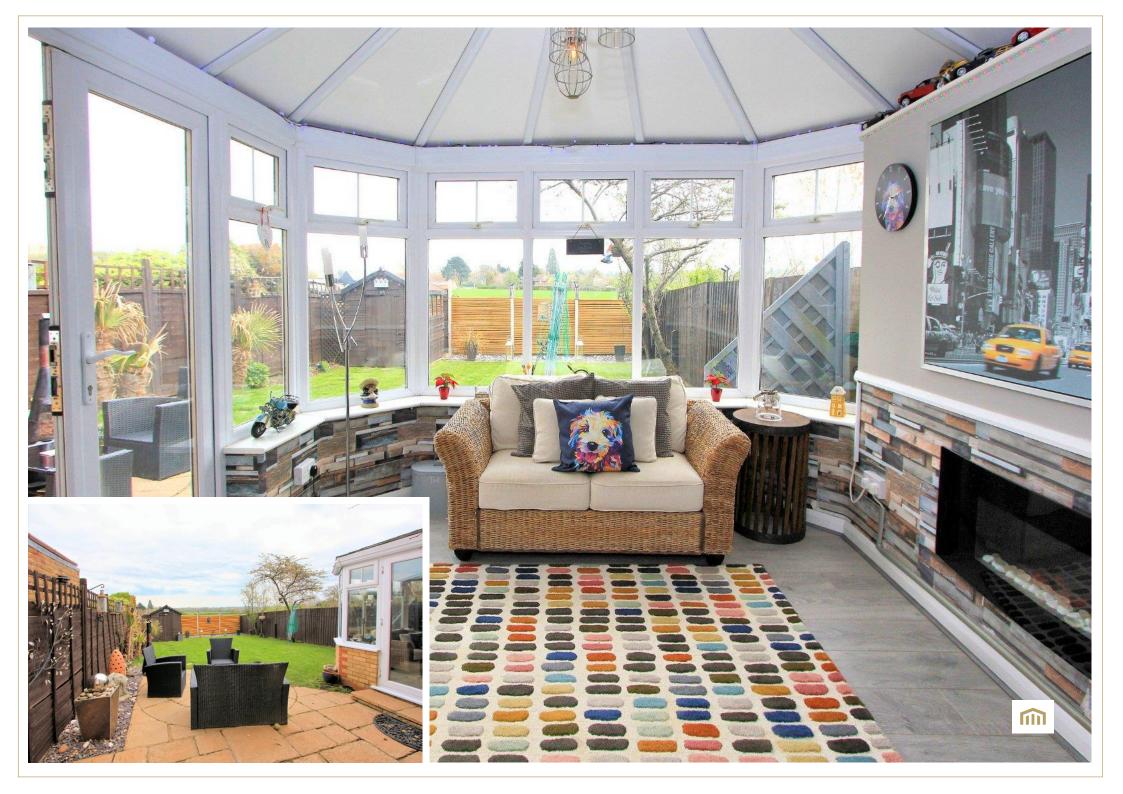
Heathrow airport 39 miles — A1(m) 3.6 miles — Hertford 8.5 miles

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.

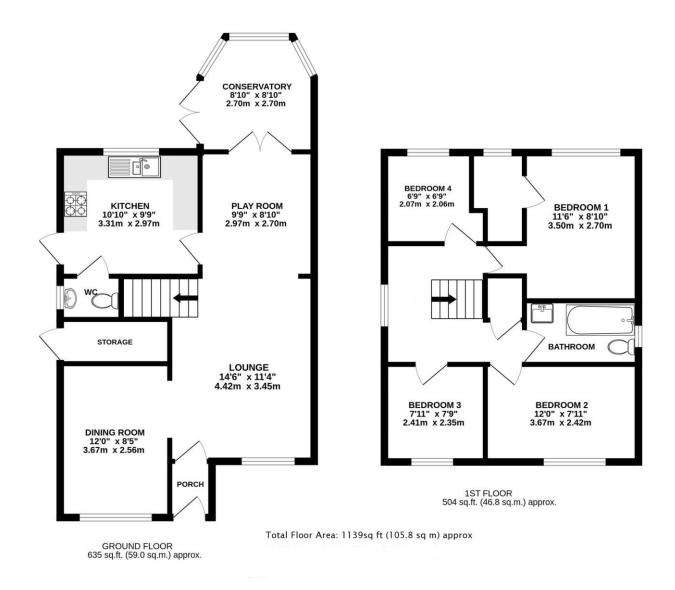














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