



Chain free 3-bedroom older style semi-detached house in small village cul-de-sac

This rarely available semi-detached family house is situated at the beginning of a small cul de sac turning and boasts a close proximity to open fields and some fine countryside/woodland walks as well as the local village school. The property comprises: Entrance Hall, fitted kitchen with breakfast bar, comfortable lounge with access to a Victorian style conservatory, 3 bedrooms and a modern white bathroom.

The mature and established rear garden measures approximately 58' in depth and 40' in width and faces South/Easterly. The area is laid mainly to lawn with well stocked side beds, a block paved terrace, fenced boundaries and a timber tool shed. There is a gated access to the front of the house which boasts a private part blocked paved driveway that in turn leads to a detached single garage. Property is being offered CHAIN FREE.

Energy Rating: C









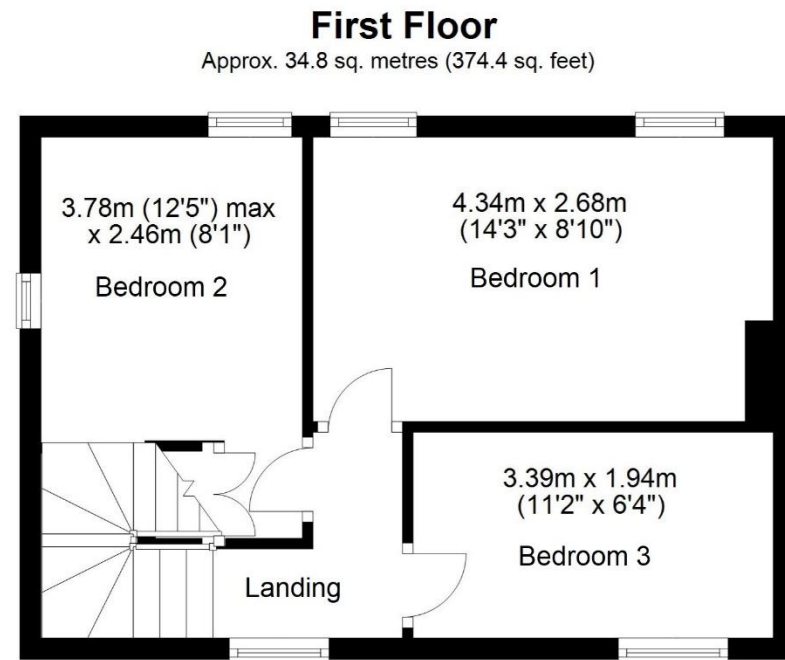
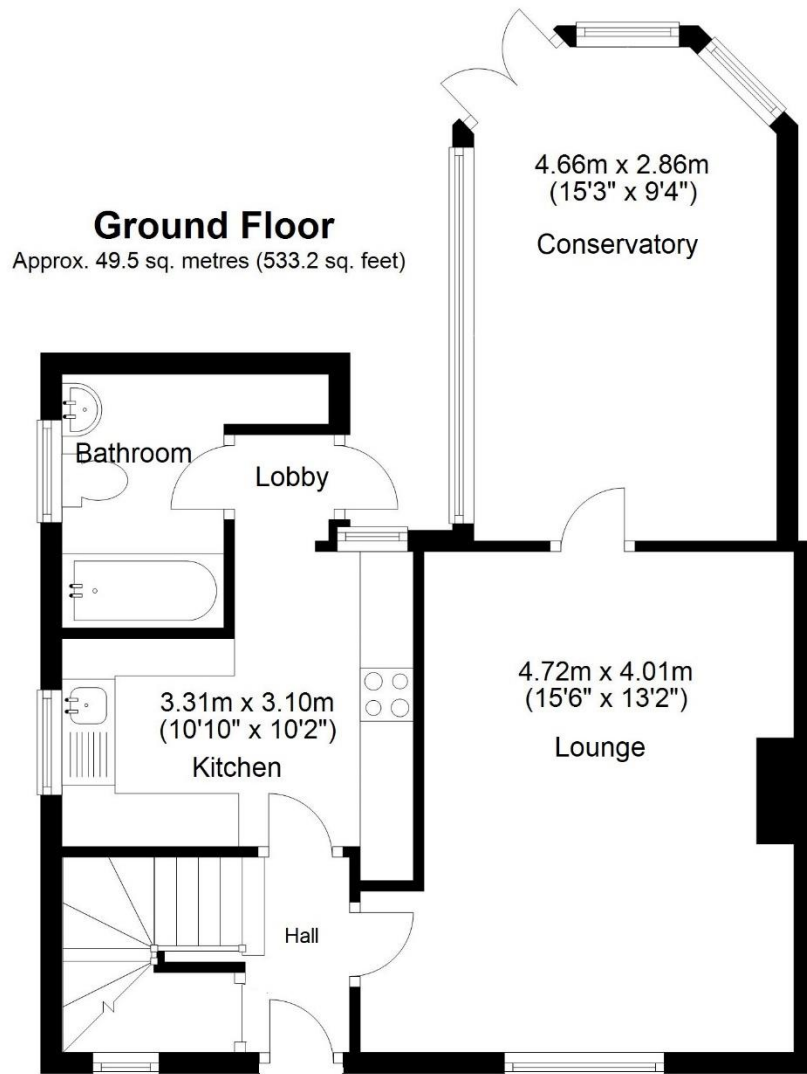


As with many local villages, the current local plan includes areas of proposed development. For further details please visit the Welwyn Hatfield District Council website.

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 Tesco store that opens until 11pm, barbers, and some wonderful bordering countryside with woodland walks. 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:

Stansted 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



Total area: approx. 84.3 sq. metres (907.6 sq. feet)