



# Longmead, Woolmer Green, Knebworth, Hertfordshire. SG3 6JH

- MODERNISED THROUGHOUT
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- COMBINATION BOILER
- END OF TERRACE HOUSE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES





## PROPERTY DESCRIPTION

This fantastic three bedroom family home located in Woolmer Green has undergone extensive refurbishments over the last few years and is completed to a beautiful standard, ready to move in to.

The property benefits from a new front door leading into a large hallway which is open to the lounge and sleek fitted kitchen with integrated appliances and Quartz worksurface; upstairs are three good size bedrooms and family bathroom. The rear garden has been landscaped to create a low maintenance area with patio and artificial lawn with gates to the side and rear.

Longmead sits in a quite Cul-de-Sac within the pretty village location of Woolmer Green,

Tesco 0.1 Miles

Village Hall 0.2 Miles

The Red Lion - 0.2 Miles

St. Michael's Primary School 0.3 Miles

Tea room 0.5 Miles

Knebworth Village and shops 0.8 Miles

Knebworth train station 0.9 Miles



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALLWAY

A new front door opens into the hallway which runs the length of the property with openings to lounge and kitchen. Stairs to the first floor with space underneath (currently used a working area) Two vertical radiators.

#### LOUNGE

4.51m x 3.16m (14' 10" x 10' 4")

Good size lounge with window to the front aspect. Vertical radiator.

#### KITCHEN

3.14m x 3.09m (10' 4" x 10' 2")

Refitted kitchen comprising a range of wall and base units with Quartz stone worksurface. Integrated appliances including washing machine, dishwasher, fridge/freezer, oven and 5 ring hob. Underfloor heating. Downlighting.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Large storage cupboard. Access to the loft via a hatch. (the combination boiler is situated in the loft)

#### BEDROOM ONE

4.24m x 3.11m (13' 11" x 10' 2")

Double bedroom with window to the front aspect, radiator.

#### BEDROOM TWO

3.59m x 2.28m (11' 9" x 7' 6")

Double bedroom with window to the rear aspect. Radiator.

#### BEDROOM THREE

2.76m x 2.19m (9' 1" x 7' 2")

Single bedroom with window to the front aspect, Radiator.

#### BATHROOM

2.51m x 1.66m (8' 3" x 5' 5")

Side panel bath with thermostatic shower over, vanity wash hand basin and enclosed w/c. Window to the rear aspect. Heated towel radiator.

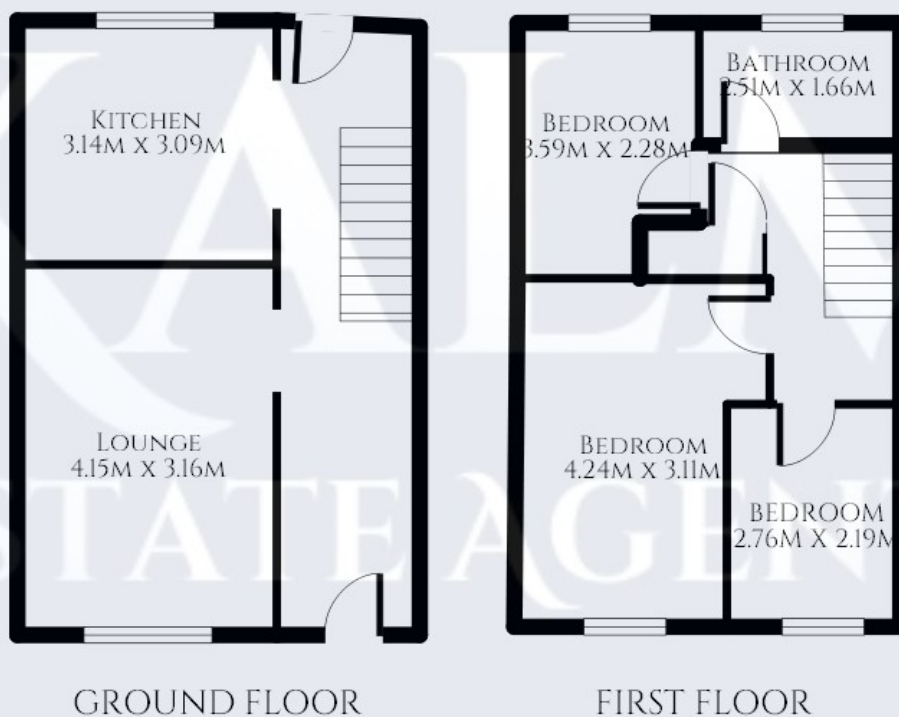
### EXTERIOR

#### FRONT GARDEN

#### REAR GARDEN

Fully enclosed low maintenance rear garden with gate to the rear and side. Patio and artificial lawn.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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