

FOR SALE

£300,000 Freehold



# Carvers Croft, Woolmer Green, Knebworth, Hertfordshire. SG3 6LX

- CHAIN FREE
- TWO BEDROOMS
- ALLOCATED PARKING SPACE

- WOOLMER GREEN LOCATION
- FITTED KITCHEN
- CLOSE TO AMENITIES





## PROPERTY DESCRIPTION

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This stunning two bedroom house in Woolmer Green, would be perfect for a first time buyer or investment. The property has a lovely front garden and comprises; entrance hallway, lounge/diner, kitchen, two double bedrooms, bathroom and lots of storage. Outside benefits from a parking space and court yard rear garden.

Carvers Croft is a quiet cul-de-sac within Woolmer Green, being located to good bus and road links, the property is also close to the following amenities:

St. Michael's Primary School 0.1 Miles

The Red Lion Pub - 0.2 Miles

Village Hall 0.2 Miles

Mardley Heath Nature reserve 0.4 Miles

Tesco 0.4 Miles

Knebworth Doctors surgery 1.0 Miles

Knebworth train station 1.1 Mile





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

2.46m x 1.45m (8' 1" x 4' 9")

Door to the lounge/diner and rear garden.

#### LOUNGE/DINER

5.06m x 4.41m (16' 7" x 14' 6") Max

'L' shaped lounge diner which creates a nice divide, open to the kitchen. Stairs to the first floor. Window to the front aspect.

#### KITCHEN

2.19m x 2.43m (7' 2" x 8' 0")

Fitted kitchen comprising a range of wall and base units with worksurface over. Oven and gas hob. Space for fridge/freezer and washing machine. Window to the rear aspect.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to the bedrooms and bathroom. Two storage cupboards.

#### BEDROOM ONE

3.38m x 3.33m (11' 1" x 10' 11")

Double bedroom with window to the front aspect. Storage cupboard. Radiator.

#### BEDROOM TWO

3.21m x 2.46m (10' 6" x 8' 1")

Double bedroom with window to the front aspect. Radiator.

#### BATHROOM

2.10m x 1m (6' 11" x 3' 3")

'P' Shaped side panel bath with thermostatic mixer shower over and glass shower screen, wash hand basin and w/c. Tiled to the walls. Heated towel radiator. Velux window.

### EXTERIOR

#### FRONT GARDEN

Mainly laid to lawn with a hedge boundary and path to the front door.

#### COURT YARD GARDEN

Fully enclosed with patio.

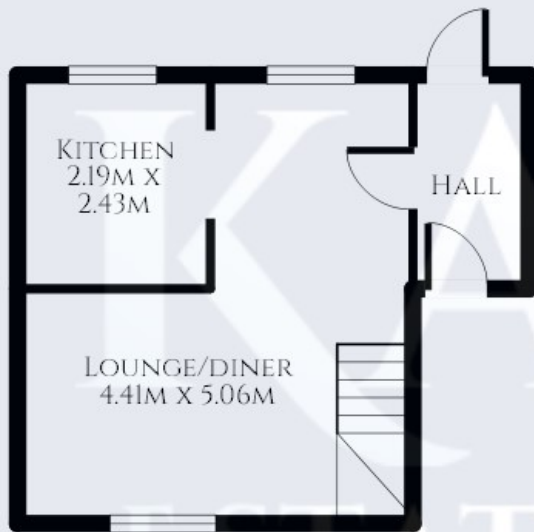
#### ALLOCATED PARKING SPACE

Located in front of the property.



## FLOORPLAN

**KALM**  
- ESTATE AGENTS -



GROUND FLOOR



FIRST FLOOR

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