



Twin Foxes, Knebworth

CHANDLERS



## 38 Twin Foxes

Woolmer Green, Knebworth, SG3 6QT

Asking Price £500,000



3 Bedrooms



2 Bathrooms



1 Reception Rooms



EPC Rating Band

A lovely mews-style three bedroom family home, arranged over three well-planned floors, offering flexible and well-balanced accommodation ideal for modern living. The property is situated in a row of similar properties with a pretty front garden with seating area and lavender bush.

The ground floor comprises an entrance hallway leading to all downstairs rooms, a kitchen which opens into the sitting / dining room, creating a practical and sociable living space and a cloakroom/W.C. On the first floor there are two double bedrooms, both with walk in cupboards, along with a family bathroom. The second floor features an impressive main bedroom suite, complete with an en-suite shower room and a large walk-in wardrobe to the bedroom.

Outside, the property benefits from a covered carport, an additional parking space, and a rear garden with patio area and rear access.

Woolmer Green is a highly desirable Hertfordshire village, offering a Tesco Express, bakery and coffee shop, all within walking distance, along with a primary school. Nearby Knebworth provides a mainline railway station, while further amenities can be found in Welwyn Garden City and Stevenage. (EPC TBC, Welwyn and Hatfield Council, Tax band D)





- Mews-style three bedroom home
- Arranged over three floors
- Kitchen opening to sitting/dining
- Two first-floor double bedrooms
- Walk in cupboards to bedrooms
- Family bathroom
- Top-floor main bedroom suite
- En-suite and walk-in wardrobe
- Covered carport plus parking
- Rear garden and village setting











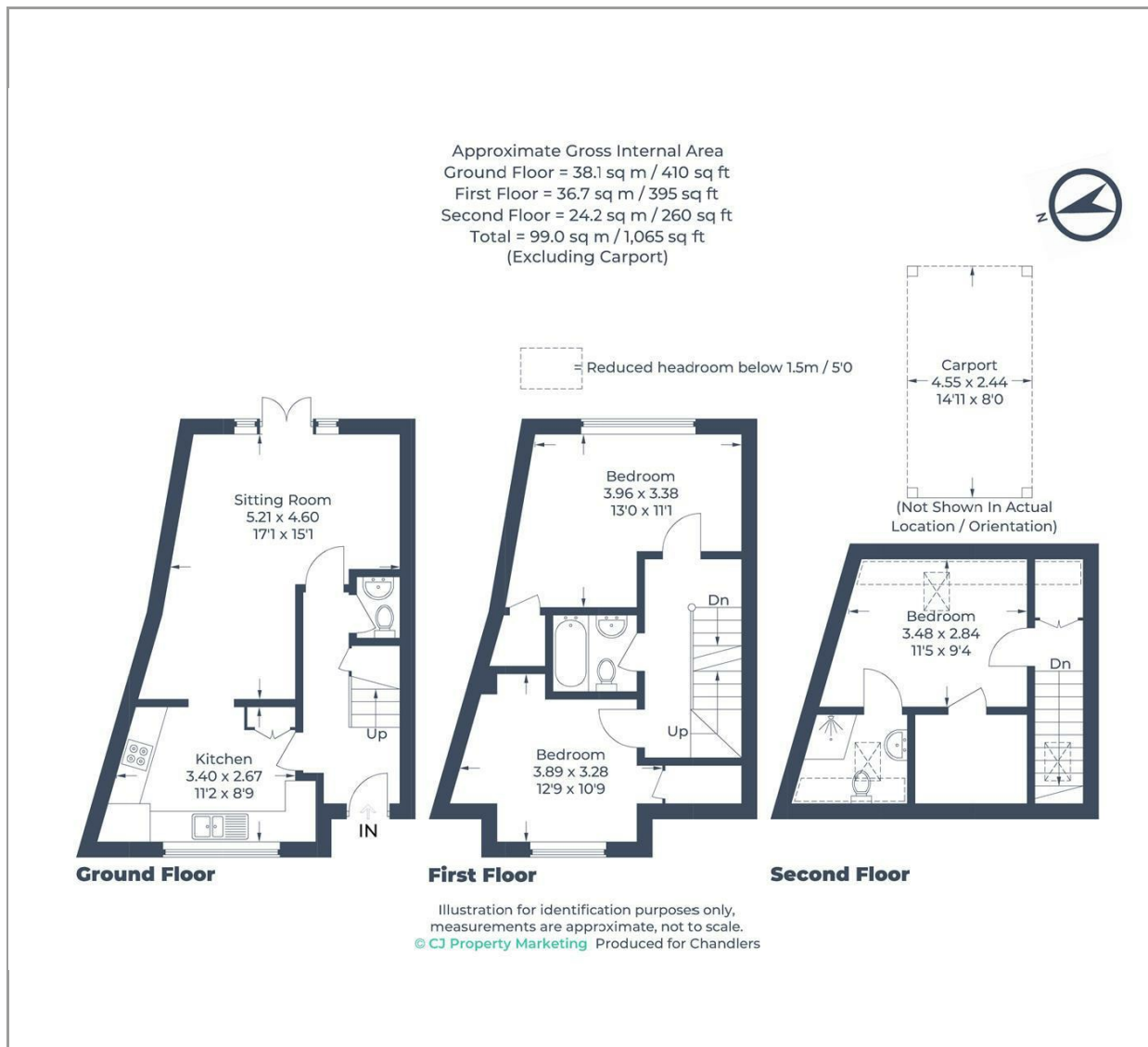










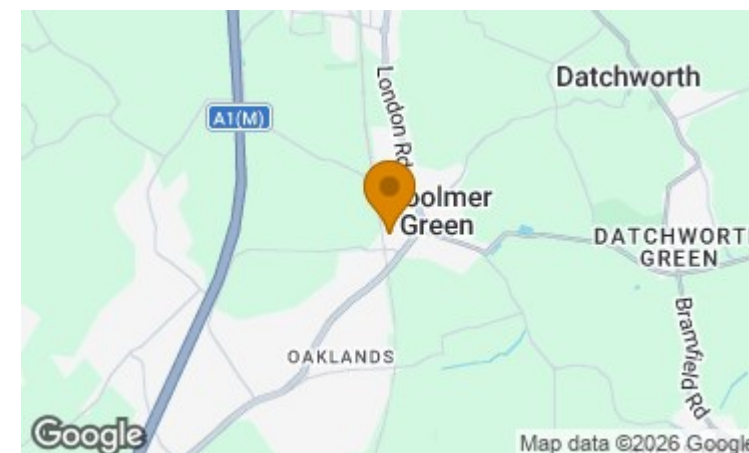


### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is Welwyn and Hatfield
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



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