

# Alexander Bond & Company

Estate Agents | Property Management



Longmead, Woolmer Green, Hertfordshire, SG3 6JH

Guide Price £395,000





# Longmead

Woolmer Green, SG3 6JH

- Desirable Village Location
- Gas Central Heating and Double Glazed Windows
- Three Good Sized Bedrooms
- Parking to the front
- Spacious Living Room
- Kitchen/Dining Room
- Low Maintenance Private Garden
- Internal Viewing Is Highly Recommended

Situated in Woolmer Green, a desirable village location, this three-bedroom terraced property is well-maintained and offers spacious living throughout, making it an excellent choice for those seeking a ready-to-move-in home.

The accommodation begins with a welcoming entrance lobby leading through to a bright and generously sized living room, this flows into a open plan kitchen/dining room that provides plenty of storage and worktop space.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom fitted with modern fixtures.

Outside, rear garden has been attractively arranged for ease of maintenance, featuring a decked area and lawn, along with rear access for added convenience.

Early viewing is highly advised to fully appreciate what this home has to offer.



## Entrance Lobby

Entrance via UPVC front door, radiator.

## Lounge

Double glazed window to front, tv point.

## Kitchen/Diner

Double-glazed window to the rear, tiled flooring, and a built-in Whirlpool double oven, electric hob with stylish black extractor fan. Part-tiled walls, black resin sink and drainer with swan-neck mixer tap, and laminate wood-effect worktops. Plumbing for both washing machine and dishwasher, under-counter lighting, and inset ceiling spotlights. Built-in cupboard housing the consumer unit and electric meter, plus an understairs storage cupboard.

## Landing

Storage cupboard, access to loft. The loft is partly boarded and has a light.





### **Bathroom**

Opaque double-glazed window to rear, mosaic vinyl flooring, radiator, low-level WC with push flush, pedestal wash hand basin with mixer tap, white panelled bath with overhead rainfall shower, tiled walls, mirrored vanity cabinet with steam-free feature, and inset ceiling spotlights.

### **Bedroom One**

Double glazed window to front, radiator, tv point.

### **Bedroom Two**

Double glazed window to rear, radiator.

### **Bedroom Three**

Double glazed window to front, radiator.

### **Outside**

Rear - Low-maintenance garden with decked area and lawn, rear access gate, plus external power sockets and lighting.

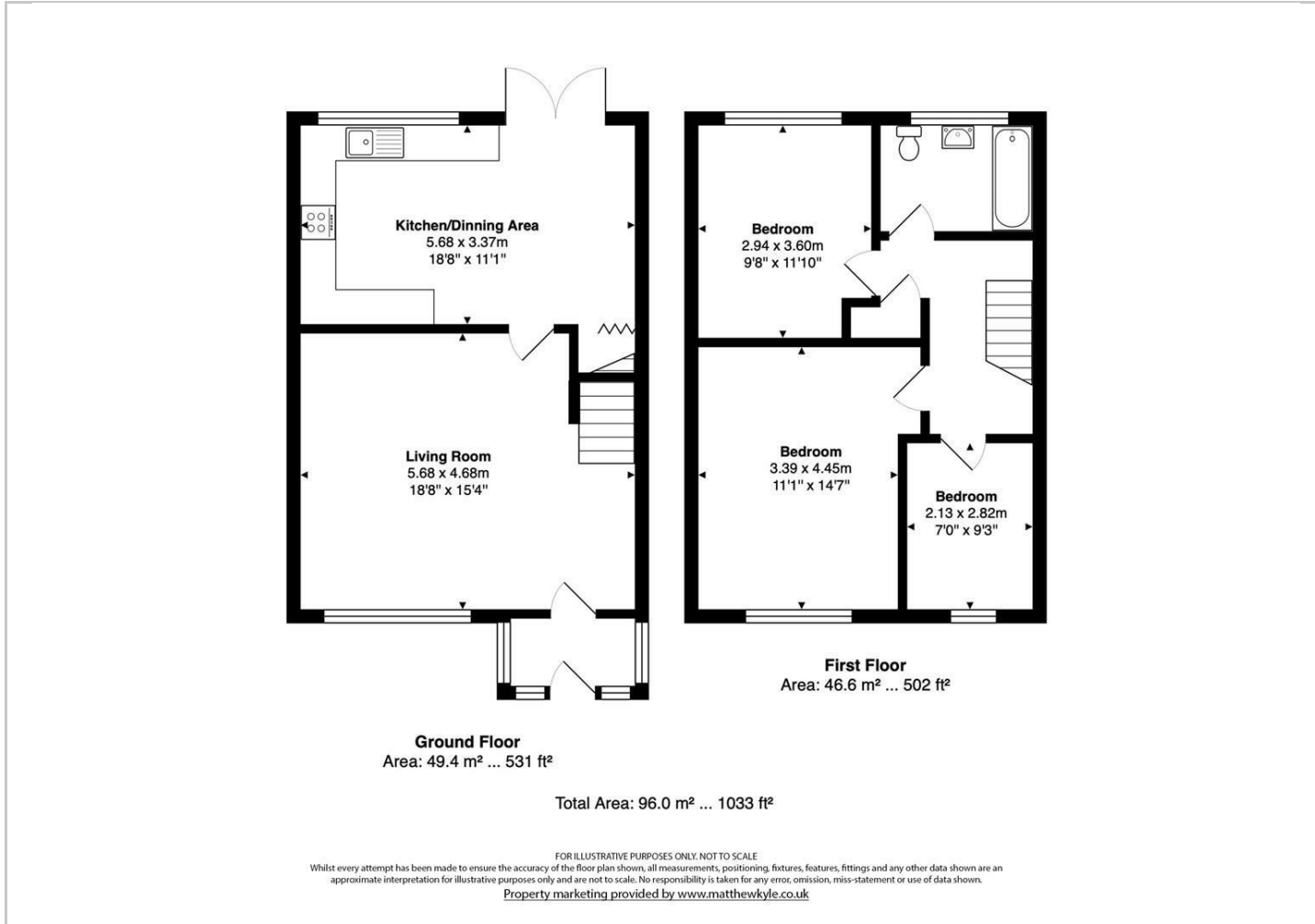
### **Directions**

Woolmer Green has good travel connections. It is located close to the A1(M) motorway, which provides easy access to London and the North. There is also a railway station close by in Knebworth, which is on the East Coast Main Line, providing frequent services to London. Additionally, there are several bus routes that serve Woolmer Green and the surrounding areas.





## Floor Plans



## Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

