



**Bryan Bishop**  
*and partners*

**New Road**  
**Woolmer Green, SG3 6JX**







# New Road

Woolmer Green, SG3 6JX

BBryan Bishop and Partners are delighted to bring to the market this charming three bedroom, two bathroom semi detached family home in the popular Hertfordshire village of Woolmer Green. This property benefits from well designed living space, good sized gardens to the front and back, and a long driveway giving access to a very large garage, plus additional substantial storage/workshop space to the rear.

## Accommodation:

The ground floor has been cleverly adapted to really maximise the flexibility and use of the space by being configured largely in an open plan style whilst retaining many of the original period features. The living room, with its feature fireplace and oak floor, opens directly onto the large kitchen/dining room, which has a really good range of wall and floor mounted fitted cupboards as well as all of the usual integrated kitchen appliances. Within the dining area there is plenty of floor space for a large dining table, easily big enough for the family and friends to be seated in comfort as well as a lovely open hearth with a wood burner. The ground floor also has the benefit of under-floor heating. Beyond the kitchen is a nice sized conservatory, linking the kitchen to the rear garden. Beyond that is a really convenient guest cloakroom/shower room that cleverly doubles up as a utility/laundry room.

On the first floor are two bedrooms, both of which have fitted wardrobes, and a lovely family wet room with a bath, separate shower and under-floor heating. From the upper hallway the stairs climb again into the neatly converted loft room/bedroom. This is a really usable room with a well placed sky light window.

## Exterior:

The property really benefits from some great outside space. There are good sized gardens at the front and the rear of the house. The large garage is reached along a driveway big enough for multiple cars and there is another substantial brick built workshop/storage unit in the back garden - a real hobbyist's dream !!

## Location:

This house enjoys a lovely location right next to the village pond in the centre of Woolmer Green. The village has a good range of pubs, eateries and local amenities, whilst also perfectly placed to enjoy its rural location and close proximity to the other popular and vibrant villages of Datchworth, Knebworth and Welwyn. The A1(M) is a few minutes away by car and links well to the national roads network. Mainline train stations can be found nearby at Welwyn and Knebworth, with London Kings Cross just 25 minutes away by train.











## GROUND FLOOR

|                     |                |
|---------------------|----------------|
| Living Room         | 14'10" x 10'7" |
| Kitchen/Dining Room | 18'9" x 14'0"  |
| Conservatory        | 13'1" x 7'0"   |
| Shower Room         |                |

## FIRST FLOOR

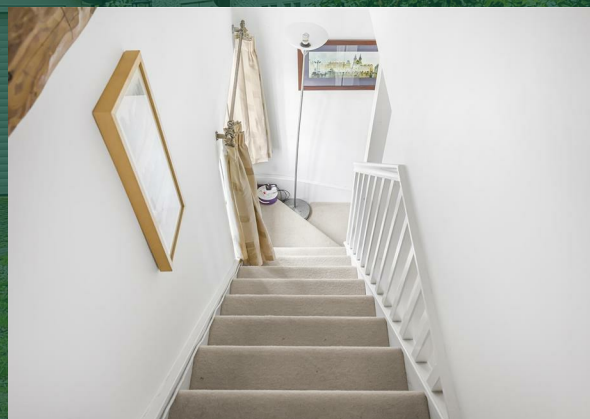
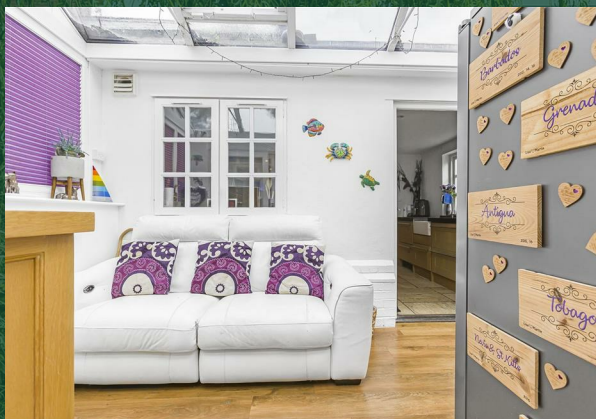
|                 |              |
|-----------------|--------------|
| Bedroom One     | 14'9" x 9'4" |
| Bedroom Two     | 9'3" x 8'6"  |
| Family Bathroom |              |

## SECOND FLOOR

|                |              |
|----------------|--------------|
| Loft/Bedroom 3 | 14'9" x 8'9" |
|----------------|--------------|

## OUTBUILDINGS

|                  |                |
|------------------|----------------|
| External Storage | 19'7" x 9'5"   |
| External Storage | 26'11" x 10'5" |





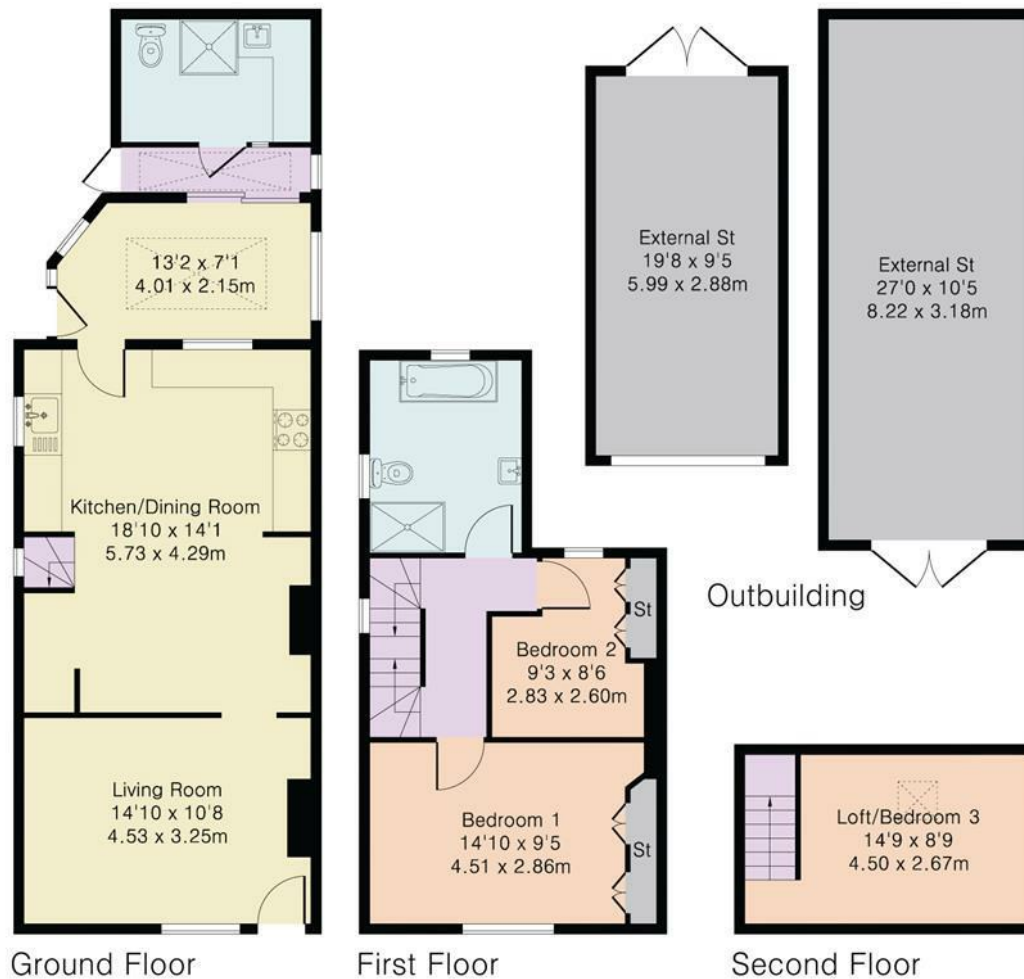








Approximate Gross Internal Area 1589 sq ft – 148 sq m  
 Ground Floor Area 631 sq ft – 59 sq m  
 First Floor Area 362 sq ft – 34 sq m  
 Second Floor Area 129 sq ft – 12 sq m  
 Outbuilding Area 467 sq ft – 43 sq m



| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

















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