



Prory View, Little Wymondley, Hitchin, Hertfordshire, SG4

£1,600 pcm Freehold

- Available NOW - unfurnished
- Three bed semi detached
- Good size living room with large window to the front
- MODERN fitted bathroom suite with shower over bath on the ground floor and shower room on the first floor
- Garage and driveway providing OFF ROAD PARKING for three cars
- Just a 3 minute walk to Wymondley Junior Mixed and Infant School and in the catchment area for Hitchin Boys & Girls School
- Do you commute? Within 15 mins drive of Hitchin / Letchworth & Stevenage mainline stations. Less than 40 mins to London - stay on same line for Gatwick and Brighton!
- Great road links - short drive to A1(M), M1 and A10 nearby. 30 mins to London Luton Airport





The living room is a great space with neutral, modern décor and plenty of room for a large sofa, armchairs and other furniture. The hard flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living.

A modern kitchen with white units and contrasting wooden worktops, provides both elegance and functionality and the convenience of a range style cooker with a 5 ring gas hob, ensuring you have all the room and equipment you need to create delicious meals with ease. The wooden floor is easy to clean and maintain. The dining area is big enough for a large table and chairs and two windows and door to the garden provide lots of natural light.

Downstairs, you'll find the main double bedroom with built in cupboard space and French doors to the rear garden. There is also a modern white and bright bathroom with a bath and shower over.

Upstairs, you'll find two well proportioned bedrooms - both with neutral carpets - no cold feet on winter mornings. A shower room provides the space to unwind before bed.

But that's not all - outside, you'll find a good sized garden. Enjoy the vibrant beauty of lawn together with a patio where you and your guests can catch the sun at different times of the day - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening.

Have a car? You'll appreciate the off-road parking provided by the driveway to the front of the garage - loads of extra storage or a place to keep a car. There is ample on road parking outside too.

For young couples / families, there's a great Primary School on your doorstep and is located within the catchment area for some of Hitchin's best schools, including Hitchin Boys and Girls Senior schools.

Call the Leysbrook team TODAY to arrange a time to view

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

Deposit: £1,846.00

| GROUND FLOOR

Living Room: Approx 14' 1" x 12' 4" (4.29m x 3.76m)

Kitchen: Approx 8' 9" x 8' 6" (2.67m x 2.59m)

Dining Room: Approx 8' 8" x 7' 9" (2.64m x 2.36m)

Bedroom One: Approx 12' 0" x 8' 5" (3.66m x 2.57m)

Bathroom: Approx 7' 9" x 5' 10" (2.36m x 1.78m)

| FIRST FLOOR

Bedroom Two: Approx 10' 0" x 9' 0" (3.05m x 2.74m)

Bedroom Three: Approx 10' 0" x 8' 10" (3.05m x 2.69m)

Shower Room: Approx 6' 8" x 4' 7" (2.03m x 1.40m)

| OUTSIDE

Garage: Approx 16' 7" x 8' 7" (5.05m x 2.62m)

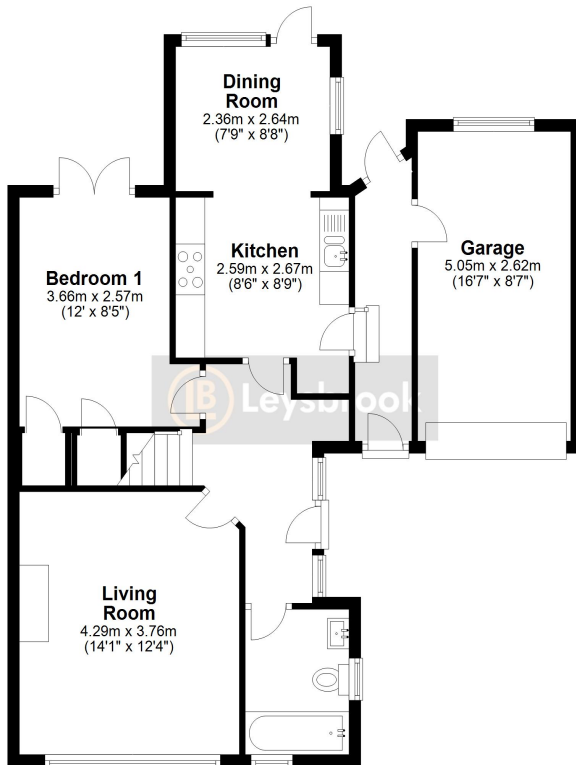
Driveway providing off road parking

Available NOW | Well presented and good size FAMILY home | THREE Bedrooms | Fitted KITCHEN / diner | Great size living room | Three piece bathroom suite | Shower room | Front & Rear gardens |



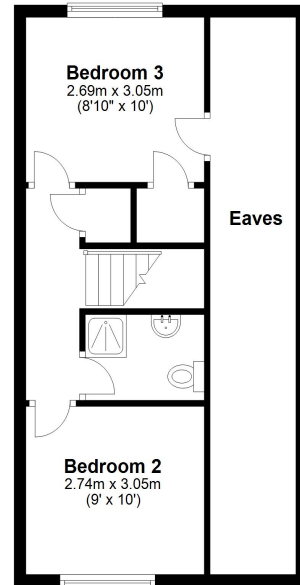
Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Total area: approx. 115.1 sq. metres (1239.2 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	