



Waterdell Lane

St Ippolyts, Hitchin,
Hertfordshire, SG4 7QZ
Guide Price £875,000

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This superb four bedroom detached family home resides overlooking the fields on Waterdell Lane in the highly sought after village of St Ippolyts. The property resides centrally within its plot whilst offering a prominent place in the village which is within easy walking distance to the local amenities and across the road from open countryside.

This home offers wonderfully light and balanced accommodation throughout and is evenly arranged over two floors. Commencing with the large entrance hallway that flows through offering stairs rising to the first floor accommodation and access to the main living areas. To the left hand side is the dual aspect sitting room with a feature fire place. This then flows through to the dining room which is accessed via both the hallway and the kitchen. The kitchen/breakfast room is too the rear and offers access out to the rear garden. The rear lobby provides access to the downstairs cloakroom and this floor is finished off with the rear reception room with double doors out to the rear. Upstairs there are four really good size bedrooms all offering wonderful views and are served by two bathrooms.

The property resides on a lovely plot with a wonderful garden bordered by both fencing and mature trees. There is a lovely patio area leading out from the rear of the house and flows onto the lawn area. At the rear of the garden is a gate that leads through to the recreation ground. The front of the property offers ample off road parking on the driveway and access to the garage to the side. There is the potential for further extension over the garage (STPP).

St Ippolyts is a much sought after Hertfordshire village a short distance from Hitchin adjacent to traditional rural countryside. The villages benefits from the popular primary School, General Store and Church.

- A wonderful four bedroom family home
- Generous dual aspect sitting room, dinning room, kitchen and rear reception room
- Mature gardens with driveway and garage
- Quiet village lane location over looking the recreation ground and open countryside
- 2.5 miles, 9 mins drive to Hitchin Train Station (as per Google Maps)
- 1.8 miles, 6 min drive to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN



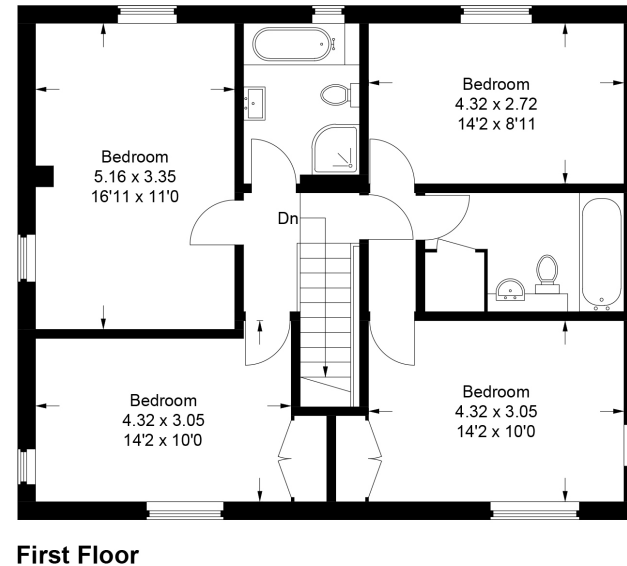
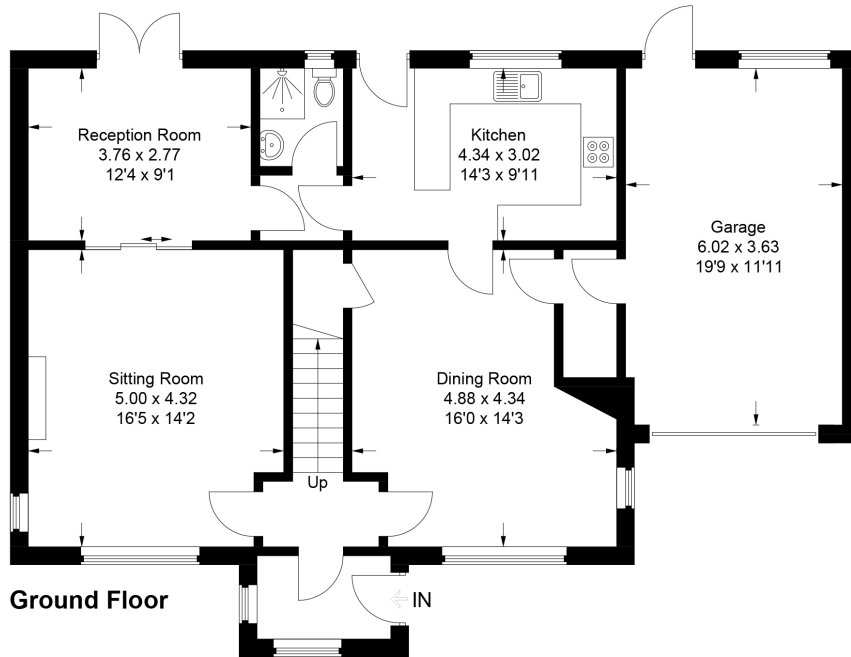




Approximate Gross Internal Area
 Ground Floor = 106.6 sq m / 1,147 sq ft (Including Garage)
 First Floor = 79.7 sq m / 858 sq ft
 Total = 186.3 sq m / 2,005 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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