



# Wymondley Road

Hitchin,  
Hertfordshire, SG4 9QJ  
Guide Price £575,000

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## A Rare Opportunity on a Highly Desirable Road

Nestled in one of the area's most sought after locations, this beautifully extended four bedroom semi-detached family home offers generous living space and exceptional potential.

The property boasts a charming bay fronted window, adding character and natural light to the spacious living room, which opens to a separate dining area. The modern kitchen and conservatory both overlook the rear garden, ideal for modern family living. Completing the ground floor is the fourth bedroom offering flexible accommodation.

Upstairs, you'll find three well proportioned bedrooms and a modern family bathroom, providing comfortable and practical living space for all the family.

To the rear, a good sized South-facing garden provides a perfect setting for outdoor entertaining. This home also benefits from off road parking, ensuring convenience for multiple vehicles.

With scope for further extension (subject to planning permission), this property presents an exciting opportunity for buyers looking to create their dream home. Whether you're upsizing or investing in a long term family residence, this home ticks all the boxes.

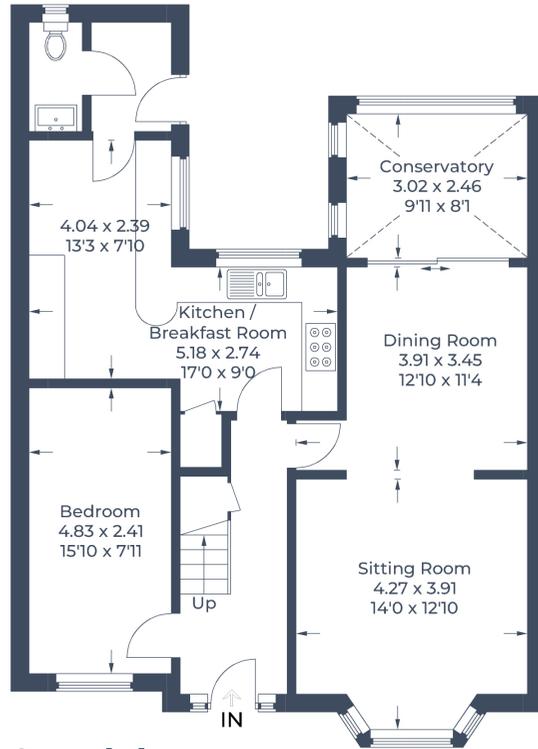
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Extended four bedroom family home
- Highly desirable location
- Two reception rooms
- Front and rear gardens
- Off road parking
- Scope for further extension (subject to pp)
- 1.1 miles, 22 min walk to Hitchin town centre (as per Google Maps)
- 1.0 mile, 21 min walk to Hitchin train station (as per Google Maps)

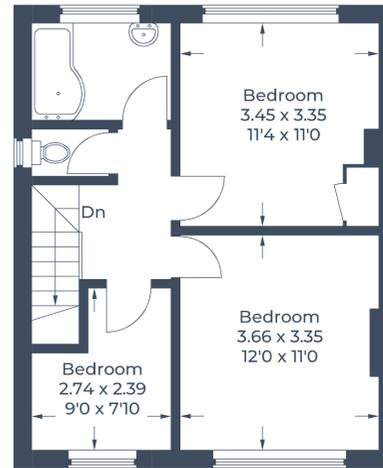




Approximate Gross Internal Area  
 Ground Floor = 79.2 sq m / 852 sq ft  
 First Floor = 42.4 sq m / 456 sq ft  
 Total = 121.6 sq m / 1,308 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	78
England, Scotland & Wales		EU Directive 2002/91/EC	

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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