



Wymondley Road, Hitchin, Hertfordshire. SG4 9PT

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# 3 Bedroom Semi-Detached House

## £425,000 Freehold

Situated on the well-regarded Wymondley Road in Hitchin, this three-bedroom semi-detached home offers spacious and well-proportioned accommodation with excellent potential for improvement. The property provides a solid and practical layout, making it an ideal purchase for families or buyers looking to modernise and add value in a popular residential location. The ground floor comprises an entrance hall, a bright lounge, and a generous kitchen/diner fitted with modern units and offering ample space for dining, storage, and everyday living, with access to the rear of the property. Upstairs, there are three well-sized bedrooms and a family bathroom, all accessed from a central landing. The home benefits from plenty of storage throughout and good natural light, while still offering scope for cosmetic updating to suit individual tastes. Externally, the property is positioned along a pleasant residential road with green space nearby. Conveniently located within easy reach of Hitchin town centre, local schools, amenities, and excellent transport links, this property represents a fantastic opportunity for buyers seeking space, potential, and a highly regarded Hitchin address.

- CHAIN FREE
- Three bedrooms
- Semi-detached house
- Freehold
- Spacious throughout
- Room for modernisation
- Enclosed rear garden
- Garage and parking
- Close to mainline station
- EPC rating D. Council tax band C

**Ground Floor:****Entrance Hall:**

Front door. Door to living room. Stairs to first floor.

**Living Room:**

Abt. 14' 1" x 15' 0" (4.29m x 4.57m) Double glazed windows to front. Radiators. Doorway leading to kitchen. Hardwood flooring.

**Kitchen/Diner:**

Abt. 8' 6" max x 17' 0" (2.59m max x 5.18m) Double glazed windows to rear. Range of wall and base units. Space for fridge/freezer, washing machine and oven. Stainless steel sink. Side door leading to the rear garden. Radiator.

**First Floor:****Landing:**

Storage cupboard. Access to all bedrooms and bathroom. Carpet flooring.

**Bedroom One:**

Abt. 8' 6" x 9' 3" max (2.59m x 2.82m max) Double glazed windows to rear. Carpet flooring. Fitted wardrobes. Door to en-suite.

**Bedroom Two:**

Abt. 10' 5" x 8' 4" (3.17m x 2.54m) Double glazed window to the front. Radiator. Carpet flooring.

**Bedroom Three:**

Abt. 7' 6" x 8' 4" (2.29m x 2.54m) Double glazed window to rear. Radiator. Carpet flooring. Storage cupboard.

**Bathroom:**

Double glazed window to rear. Three piece suite comprising bath with shower over, wash hand basin and low level WC.

**Outside:****Front Garden:**

Laid to lawn with pathway leading to the front door.

**Rear Garden:**

Laid to lawn.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

**Anti-Money Laundering:**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

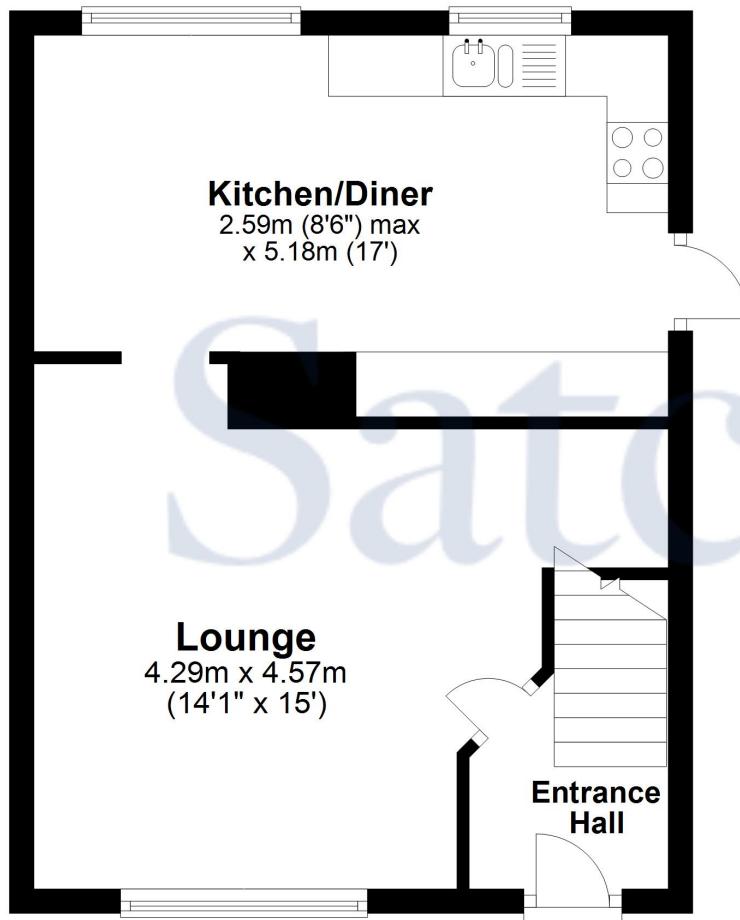




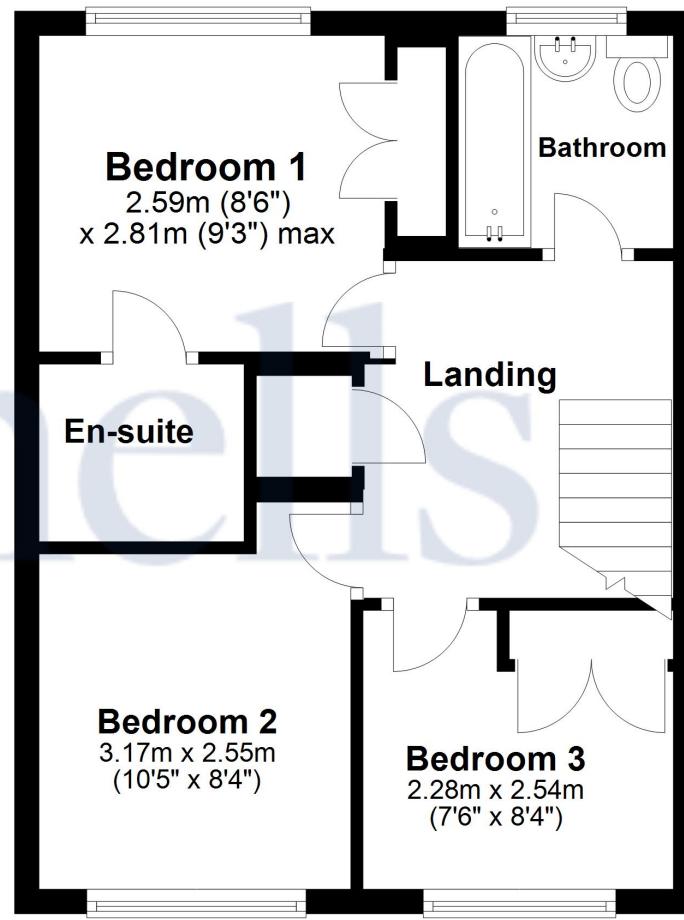
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.  
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