



# 1, Munts Meadow

Weston, Hitchin,  
Hertfordshire, SG4 7AE  
Guide Price £825,000

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properties



A very well presented and spacious 3 double bedroom link detached bungalow set in a wonderful size plot located in the picturesque village of Weston. Located on the popular Cul de sac of Munts Meadow, with a true 'community feel' to the area and all village amenities within walking distance, the home is perfectly located for anyone wishing to experience village life. Offered to the market with no onward chain, this fabulous family home offers ample accommodation as it stands but also significant scope for extension STPP.

- Very well presented link detached bungalow
- 3 Double bedrooms with En-suite to master
- Stunning front, rear and side garden
- Double garage
- UPVC double glazing throughout
- Chain Free!!

uPVC Front door to:

### Entrance Porch

Glazed porch area leading to:

### Entrance Hallway

Radiator, built in storage cupboard, airing cupboard, doors to all bedrooms and opening to lounge:

### Lounge

19' 8" x 12' 3" (5.99m x 3.73m)

Two windows to the front aspect, radiator, French doors to the rear terrace, open fire, opening to:

### Dining Room

11' 5" x 11' 4" (3.48m x 3.45m)

Window to the rear and side aspect, radiator, door to:

### Kitchen

12' 4" max x 16' 2" max (3.76m x 4.93m)

Two windows to the front aspect, two windows to the side aspect, two radiators, a range of wall mounted and base level units with work surface over, breakfast bar and inset sink with drainer, space for cooker with integral extractor hood over, space for a dishwasher and fridge/freezer, door to:

### Utility/Side Lobby

21' 0" x 5' 0" (6.40m x 1.52m)

Window to the front aspect, radiator, space and plumbing for a washing machine and tumble dryer, cupboard housing oil fuelled boiler, external door to front, external door to rear and internal door to garage.

### Bedroom One

14' 0" x 13' 3" (4.27m x 4.04m)

Two windows to the rear aspect, two radiators, French doors to rear terrace, door to:

### En-suite

Window to the rear aspect, heated towel rail, wash hand basin, WC, bath with shower over and screen, loft hatch.





## Bedroom Two

10' 9" x 12' 6" (3.28m x 3.81m)

Window to the front aspect, radiator, built in wardrobes.

## Bedroom Three

10' 6" x 8' 8" (3.20m x 2.64m)

Window to the side aspect, radiator, built in storage cupboard.

## Shower Room

Window to the rear aspect, heated towel rail, shower cubicle, wash hand basin, WC.

## Double Garage

17' 4" x 16' 4" (5.28m x 4.98m)

Window to the rear aspect, light, power, oil tank, electric up and over door.

## External

### Rear

Rear terrace stepping down to established garden laid to lawn approx. 50ft x 50ft with mature beds, borders and hedgerows, gated access at rear to sloped garden area at side, timber storage shed.

## Front

Large front garden laid to lawn approx. 70ft x 50ft and wrapping round to side, drive way parking providing off road parking for 2-3 cars leading to double garage, paved pathway to front & side entrance and to side garden.

## Agent Notes

The communal meadow is owned by the residents and a share of ownership will be transferred to the new owners.

## Weston

This picturesque village is popular with ramblers, horse riders and cyclists and is situated within North Hertfordshire located 4 miles north of Stevenage and 2.5 miles south of Baldock. There is easy access to the A505, A507 and A1(M) making it a super destination for commuters looking for a peaceful retreat at the end of a hard day in the office. Within the village there is a highly regarded C of E Primary School that feeds into Knights Templar, a general village store with post office, two village pubs and a village hall that hosts many local events. Holy Trinity Church is the parish church which hosts classical musical concerts throughout the year and in the churchyard is the supposed grave of the legendary giant Jack O' Legs. A lovely place to live and play!

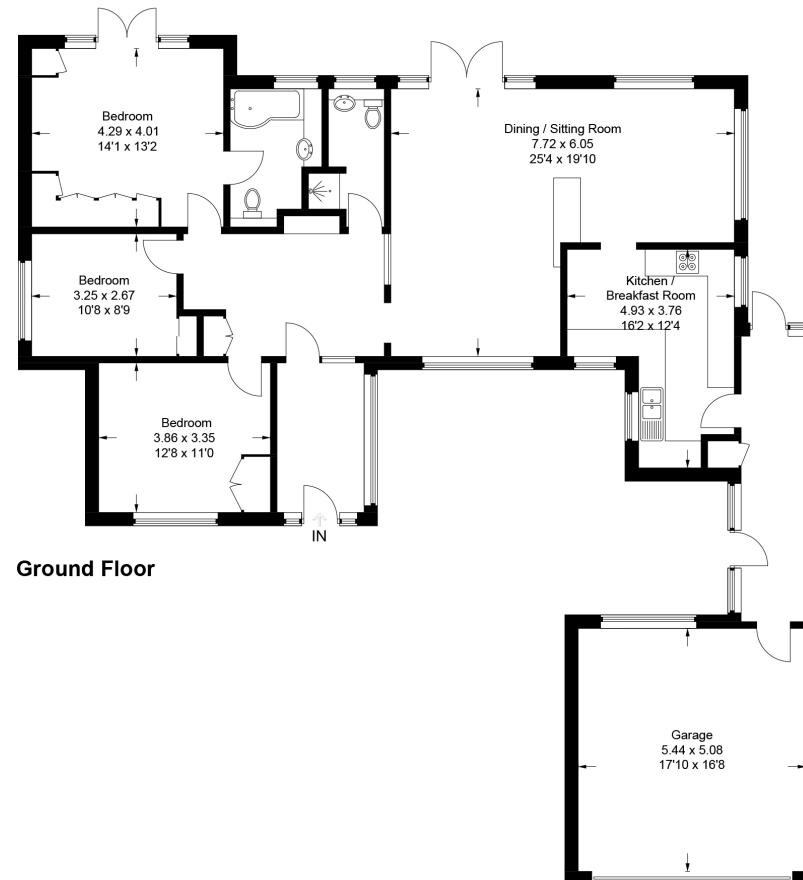








Approximate Gross Internal Area = 163.1 sq m / 1,756 sq ft  
( Including Garage)



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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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 40                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| 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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