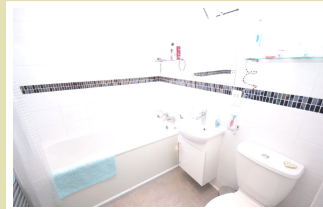


1ST FLOOR  
APPROX. FLOOR  
AREA 278 SQ. FT.  
(25.9 SQ. M.)  
BORO COTTAGES, STEVENAGE ROAD, LITTLE WYMONDLEY, HERTS, SG4 7JA  
TOTAL APPROX. FLOOR AREA 557 SQ. FT. (51.7 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1 Boro Cottages  
LITTLE WYMONDLEY  
SG4 7JA

£250,000

REF: 2850848

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of this property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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1 Boro Cottages, Stevenage Road, LITTLE WYMONDLEY, SG4 7JA  
£250,000



Superb two bedroom Grade II listed character cottage in a popular village location

- Two Bedrooms
- Re fitted kitchen/breakfast room
- Re fitted bathroom
- Gas central heating
- Garage converted into additional Studio/living room
- Private garden

## Introduction

Superbly presented character end terrace Grade 11 listed cottage located in this highly popular village which is positioned between Stevenage and Hitchin. The property has been substantially improved by the existing owner by way of re fitted Kitchen and bathroom and garage conversion. The property also benefits from its own private garden

## Ground Floor

**Kitchen** 12' 9" x 8' 4" (3.89m x 2.54m)

Handmade kitchen with Butler sink and mixer taps over, wooden work surfaces, tiled floor

**Living Room** 13' 6" x 12' 10" (4.11m x 3.91m)

Wooden flooring, double panel radiator, double glazed window to front, stairs to first floor.

## First Floor

**Landing** Landing with beamwork giving access to bedrooms and bathroom

**Master Bedroom** 11' 10" x 9' 9" (3.61m x 2.97m)

Single panel radiator, double glazed hardwood window to front

**Bedroom Two** 10' 1" x 7' (3.07m x 2.13m)

Exposed beams, airing cupboard with gas fired combination boiler, single panel radiator, double glazed hardwood window to front

**Bathroom** 7' x 5' 7" (2.13m x 1.70m)

Panel enclosed bath with electric shower and tiled surround, vanity unit with inset sink, low level w.c., heated towel radiator, Velux window to rear

## Outside

**Rear Garden** Landscaped garden fully enclosed with gated access by the garage.

Two patio areas built in sandstone and linked by a path. Raised beds and a garden laid to lawn with mature trees and shrubs

Two parking spaces

**Converted Garage** 15' x 7' 10" (4.57m x 2.39m)

Converted to a studio but could be converted back.

Wood laminate flooring, Sky TV point, ceiling spot lights, frosted double glazed window to rear, double glazed door to side