



Wymondley Road, Hitchin, Hertfordshire. SG4 9PT

Satchells

# 3 Bedroom Semi-Detached House

## £425,000 Freehold

Situated on Wymondley Road in Hitchin, this three-bedroom semi-detached property offers well-proportioned accommodation arranged in a practical layout but is now in need of renovation, modernisation and general improvement throughout.

The ground floor comprises an entrance hall, a lounge with good natural light, and a spacious kitchen/diner offering ample room 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 property benefits from reasonable levels of natural light and storage but would benefit from comprehensive updating throughout. Externally, the house is positioned along a pleasant residential road with nearby green space. Conveniently located within easy reach of Hitchin town centre, local schools, amenities and transport links, this property represents an opportunity for buyers seeking a renovation project with the scope to refurbish, enhance and add value within an established and well-regarded residential Hitchin location.”

- Chain free
- Three bedrooms
- Semi detached house
- Freehold
- Spacious throughout
- Enclosed rear garden
- In need of renovation
- 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. Cooker and fridge/freezer not included.

**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.

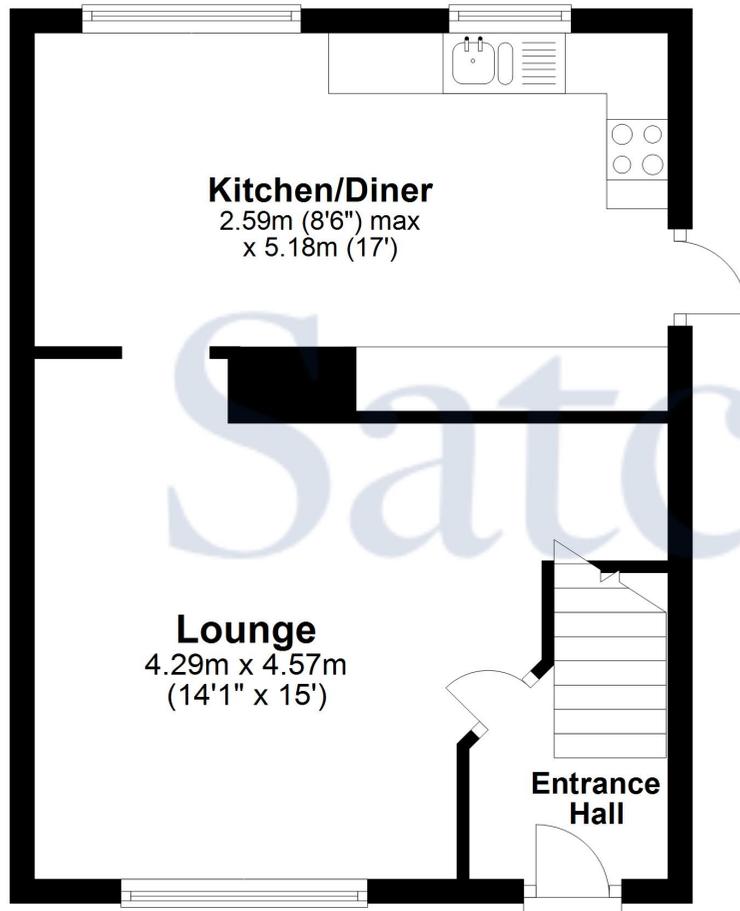
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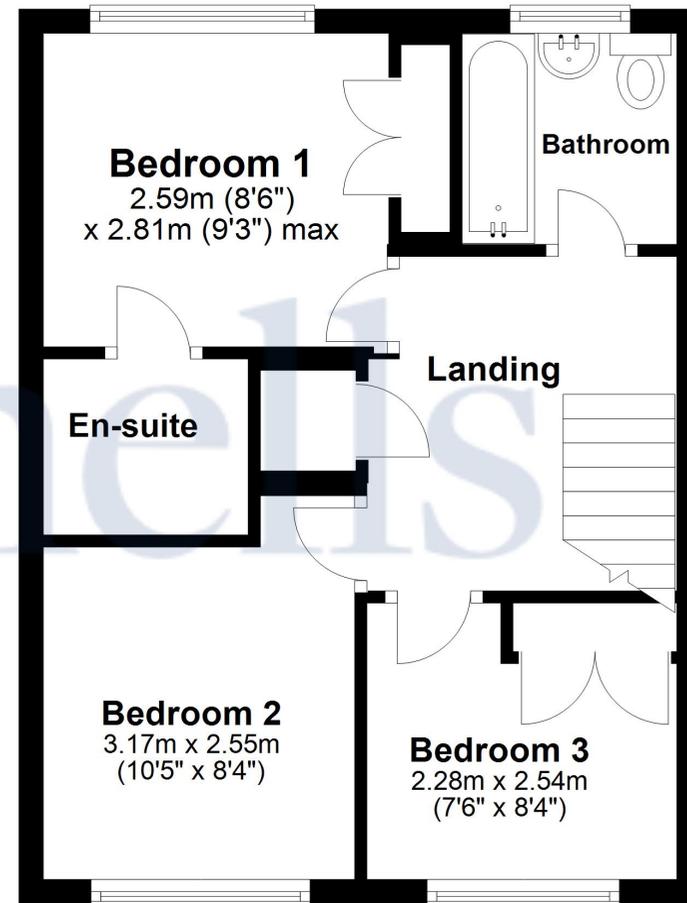
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## Ground Floor



## 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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