



Waterlow Mews

Little Wymondley, Hitchin,
Hertfordshire, SG4 7HL

Offers in Region of **£430,000**

country
properties

.Situated within a cul de sac location and offered with no onward chain, this three bedroom house is presented in immaculate condition throughout.

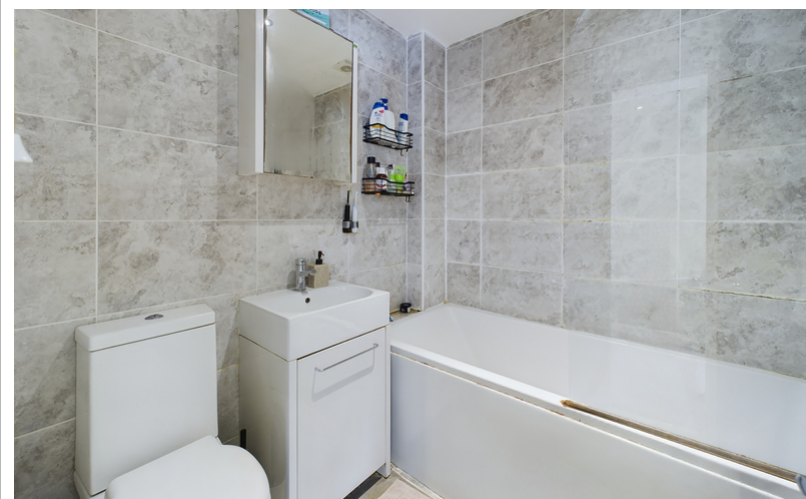
To the ground floor is an entrance hall, WC, modern fitted kitchen and spacious living/dining room opening onto a conservatory space with underfloor heating. To the first floor is large primary bedroom with fitted wardrobes, two further bedrooms, and modern bathroom suite.

To the outside is a beautiful split level southerly facing garden with a patio area and stairs leading to an astro-turf lawn. The property benefits from a garage and allocated parking.

We have been advised by the vendor that there is a Service Charge of £408.65 per annum.

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 cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

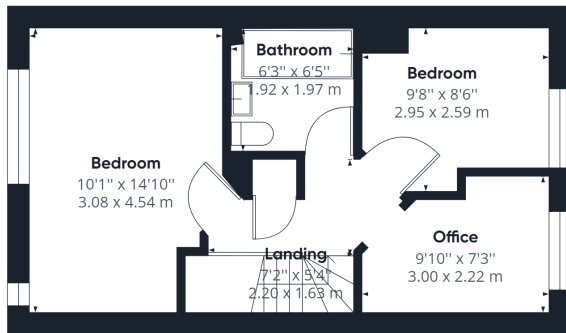
- Three bedroom end of terrace family home
- Immaculate condition throughout
- Conservatory with underfloor heating
- Private split level garden
- Garage
- 2.7 miles, 7 min drive to Hitchin train station (as per Google maps)
- 2.1 miles, 6 min drive to Hitchin town centre (as per Google maps)







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

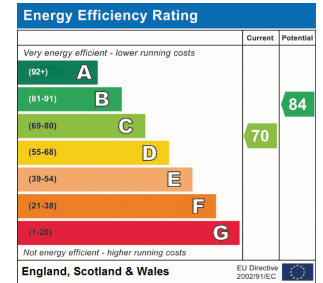
Approximate total area⁽¹⁾

1002.94 ft²
93.18 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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