



Waterdell Lane
St Ippolyts, Hitchin,
Hertfordshire, SG4 7QZ
Guide Price £525,000

country
properties

A spacious and beautifully presented three bedroom terraced home set in the desirable village of St Ippolyts, enjoying wonderful countryside views and offering an ideal blend of modern living and village charm. Thoughtfully arranged and naturally bright throughout, the property provides generous and well-balanced accommodation.

The welcoming entrance hall leads into a dual aspect modern kitchen/dining room, fitted with contemporary units and ample worktop space. This sociable room benefits from plenty of natural light and features doors opening directly onto the rear garden. The living room is equally impressive, also enjoying a dual aspect that creates a bright and airy feel, complemented by a feature log burner that makes it a warm and inviting space throughout the year.

Upstairs, the first floor offers three generous bedrooms, each well proportioned and thoughtfully arranged. A family bathroom completes the accommodation.

Outside, the rear garden is mainly laid to lawn with a patio area. A brick built storage area provides useful additional space, and a rear gate opens directly onto the recreation ground, perfect for families, dog walkers, and anyone who enjoys easy access to open green space. To the front of the property, there is driveway parking for several vehicles, a valuable feature in this desirable village location.

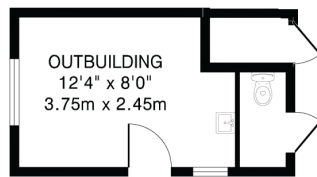
St Ippolyts is a much sought after Hertfordshire village located a short distance from Hitchin and surrounded by attractive rural countryside. The village benefits from a popular primary school, a general store and a historic church, while nearby Hitchin offers highly rated secondary schools and a wide range of shops, restaurants and rail links to London.

- Three generous bedrooms
- Sought after village location
- Well presented throughout
- Driveway for multiple cars
- Rear garden with brick built storage
- 1.5 miles, 33 mins walk to Hitchin town centre (as per Google Maps)
- 2.2 miles, 8 min drive to Hitchin train station (as per Google Maps)

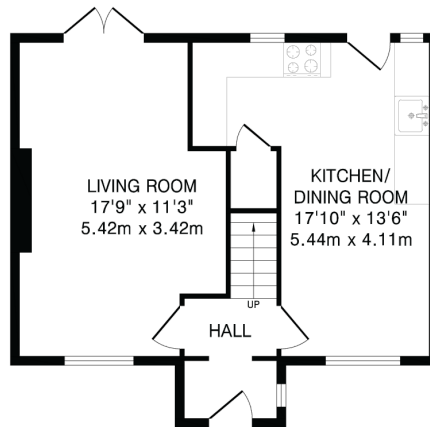




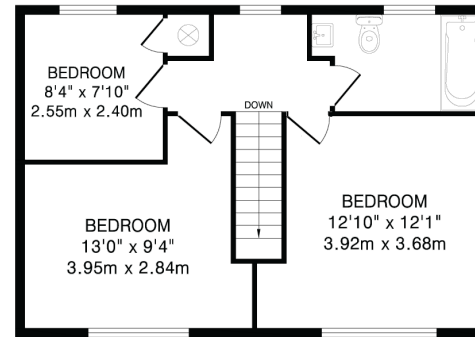




Outbuilding
114 sq.ft.(10.6 sq.m)approx.



Ground Floor
435 sq.ft.(40.4 sq.m)approx.



First Floor
466 sq.ft.(43.2 sq.m)approx.

TOTAL FLOOR AREA: 1015 sq.ft.(94.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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