



**Elms Close**  
Little Wymondley, Hitchin,  
Hertfordshire, SG4 7HP  
**£299,000**

country  
properties

Situated within a cul de sac location, this two bedroom terraced house benefits from parking for several vehicles and private rear garden.

To the ground floor is an entrance porch spacious living room, kitchen/breakfast room and additional sun room providing access onto the rear garden. The first floor offers two double bedrooms and bathroom including W.C, wash hand basin and bath with shower attachment.

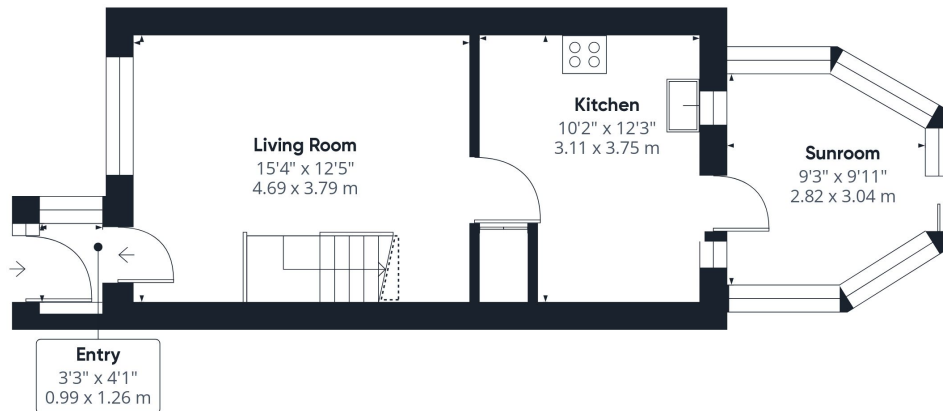
Outside is a tiered rear garden providing a patio space, lawned area and decking with shed storage. The front has a garden space, allocated parking, and further parking to the side of the property.

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 restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

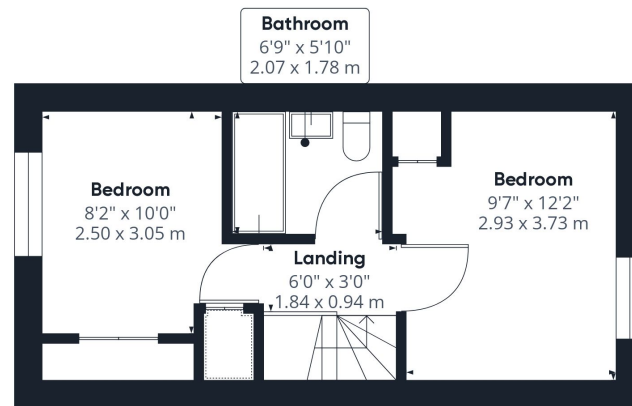
- Two bedroom terraced house
- Cul de sac location
- Private enclosed rear garden
- Allocated parking for several vehicles
- 2.5 miles, 8 min drive to nearest main line train links (as per Google maps)
- 2.9 miles, 7 min drive to the Historic market town of Hitchin (as per Google maps)







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

700.14 ft<sup>2</sup>  
65.05 m<sup>2</sup>

**Reduced headroom**

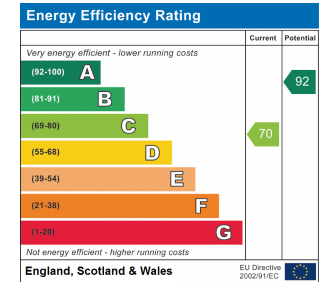
14.7 ft<sup>2</sup>  
1.37 m<sup>2</sup>

(1) Excluding balconies and terraces

⊠ Reduced headroom  
(below 1.5m/4.92ft)

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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