



# Waterdell Lane

St Ippolyts, Hitchin,  
Hertfordshire, SG4 7RA  
Guide Price £850,000

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A unique opportunity to purchase this four bedroomed detached bungalow, which is situated on a generous plot, tucked back away and secluded from the road in this wonderful village.

The property offers spacious accommodation of over 1600 sqft including the garage. The property starts with a welcoming entrance hallway, which leads through to the dining room and offers access through to the main living areas. To the right is a spacious living room with a feature fireplace and two large bay windows looking over the rear garden whilst allowing plenty of light to flow through. The further reception room consists of a superb family room with dual aspect window and doors out to the rear garden. The kitchen/breakfast room is to the front of the property and leads through to the utility room and then through to a bedroom with shower and a cloakroom. This bedroom a former integral garage offers double doors out to the front. The principal bedroom is to the rear of the property and offers dual aspect windows. The further two bedrooms are to the front of the property. The property is completed with a four piece family bathroom suite.

The property sits on a substantial plot of 0.36 of an acre. The mature rear garden is idyllic and over looks the countryside. It hosts a patio area, heated swimming pool with pump room and fabulous lawn areas. The front is well sat back from the road offering a large driveway with ample off road parking. There is a generous front lawn garden screened by mature trees. There is additional garage providing storage or off road parking.

St Ippolyts is a much sought after Hertfordshire village a short distance from Hitchin adjacent to traditional rural countryside. The village benefits from the popular primary School, General Store and Church.

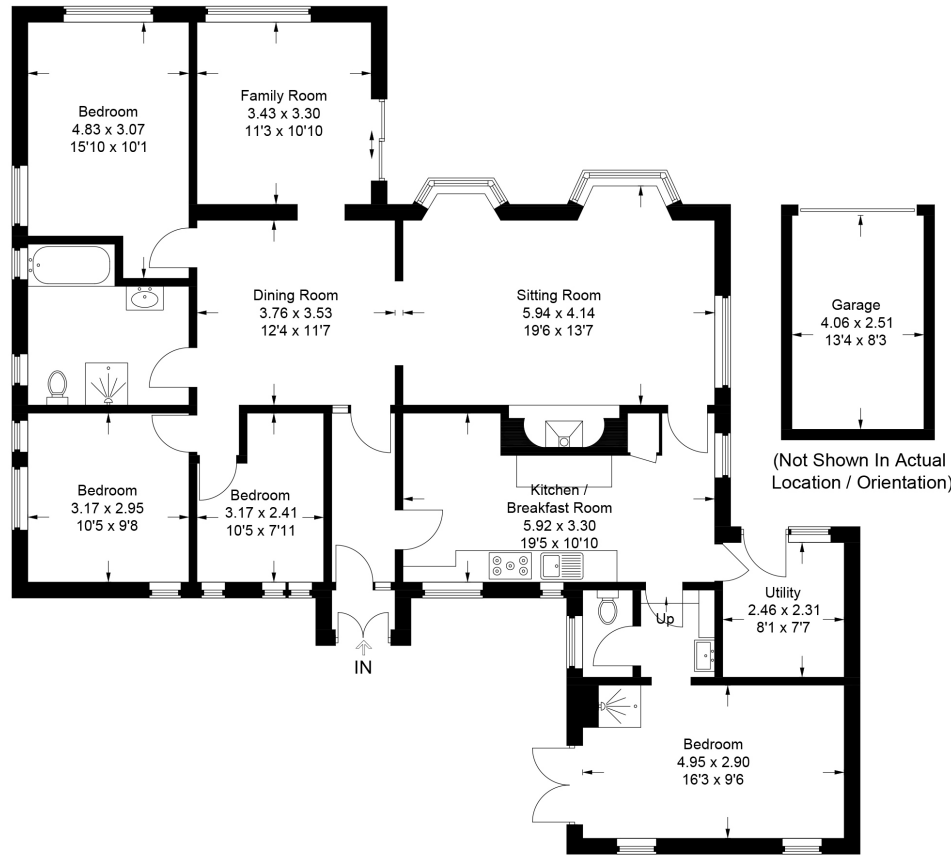
- A four bedroom detached family bungalow
- Wonderful village location set privately back from the road
- Versatile accommodation of over 1600 sq ft in total
- Generous plot of approximately 0.36 of an acre
- Heated swimming pool with pump house
- NO ONWARD CHAIN







Approximate Gross Internal Area = 142.7 sq m / 1,536.0 sq ft  
 Garage = 10.1 sq m / 109 sq ft  
 Total = 152.8 sq m / 1,645 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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

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