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4 Wyddial Bury Mews Wyddial, Hertfordshire, SG9 0EL

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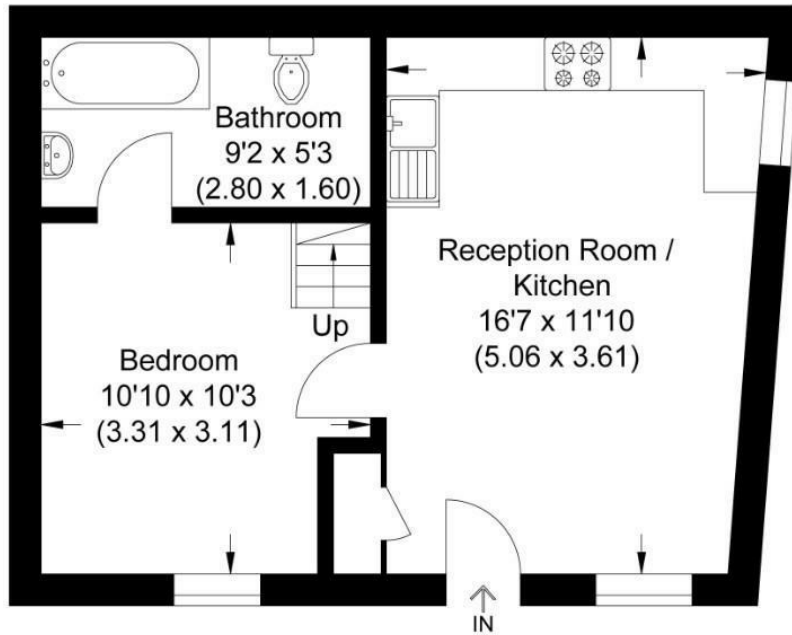
Asking Price £235,000

We are pleased to offer this single storey Grade II listed property dating back to 1867 for the first time since its conversion in 2002. The property which has plenty of character and charm benefits from a open plan living area and kitchen, mezzanine study / storage area and large double bedroom. There is a lovely South West facing garden and communal parking. The property is offered chain free. The property would make an ideal rental with a potential of £1100 PCM.

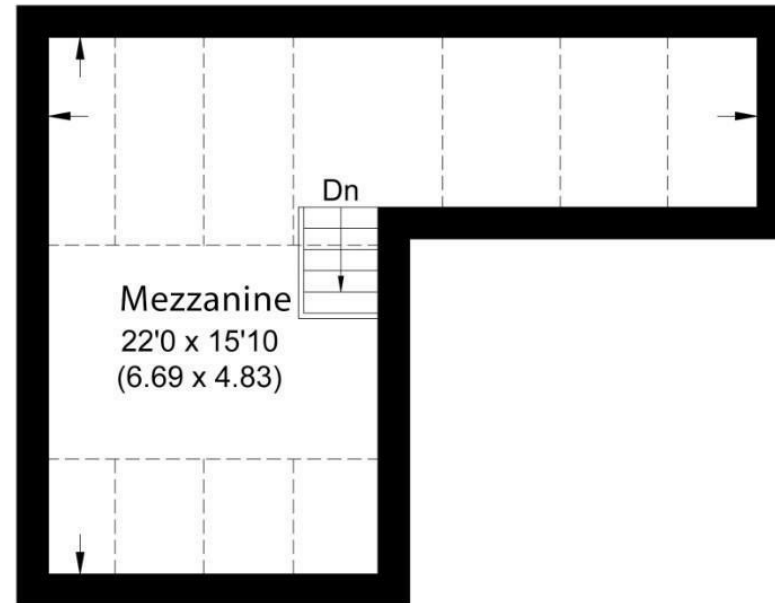
- Grade II listed, mews style barn conversion
- Bedroom with en suite bathroom
- Vaulted ceilings with exposed beams
- Mezzanine area providing study / extra storage area.
- EPC Rating D, Council Tax Band C
- Open plan living / kitchen area
- South West facing garden
- Newly redecorated interior
- Large parking area adjacent to shared driveway

Approximate Gross Internal Area
55.25 sq m / 594.70 sq ft

 Restricted Head Height

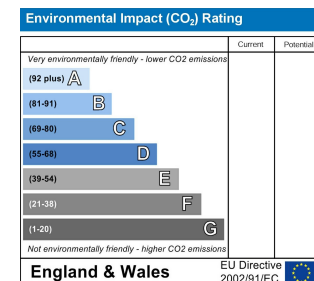
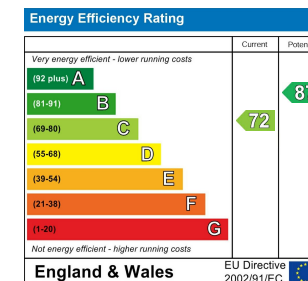


Ground Floor



First Floor
(Mezzanine Floor)

Illustration for identification purposes only, measurements are approximate, not to scale.



Entrance

Storm porch canopy. Carriage lamp to side.

Living Room

Window to front. Radiator. Laminate floor. Vaulted ceiling. Exposed brickwork. Latched and ledged doors to storage cupboard housing recent Logic Max Combi 12 gas fired central heating boiler and bedroom.

Kitchen Area

Window to side. Range of eye and base level units, inset four ring hob with oven below and stainless steel extractor hood over, inset stainless steel sink. Space and plumbing for washing machine. Space for fridge freezer.

Bedroom

Window to front. Radiator. Latched and ledged door to en suite bathroom. Piano key staircase to mezzanine. Laminate flooring. Vaulted ceiling.

En Suite Bathroom

White suite comprising panel bath with shower handset mixer tap, pedestal wash hand basin and low level WC. Radiator. Extractor fan. Fully tiled. Vinyl flooring.

Mezzanine

Accessed via piano key staircase. Galleried balcony. Wall washer light. Ideal for study area or

extra storage, please note there is restricted height and A frame beam dissects balcony area.

Outside**South West Facing Garden**

Area laid to patio. Mainly laid to lawn. Additional area adjacent to parking area with garden shed.

Parking

Communal off road parking area.

Agents Note

Please note we are also dealing with the sales of number two and three Wyddial Bury Mews.







