

BELVOIR!

Hitchin
32 Bancroft, Hitchin, Hertfordshire, SG5 1LA

Priory View, Little Wymondley, Hitchin, Herts SG4 7HG



Offers In Excess Of £375,000 Freehold

Call: 01462 433949

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SPACIOUS SEMI DETACHED CHALET STYLE HOUSE - Belvoir are delighted to market this well presented property, located in the popular village of Little Wymondley with far reaching country views to the rear. The accommodation comprises spacious entrance hall, living room with fireplace, dining room or potential third bedroom, kitchen, two double bedrooms and bathroom. There is a garage with light and power and parking to the front along with glorious rear gardens that are a true delight and a credit to the current owners! Price expectation between £380,000 and £375,000.

Little Wymondley is one of Hitchin's most desirable villages. Hitchin combines the best elements of town and country living. As a prominent historic market town, Hitchin offers a multitude of well-established and new independent businesses as well as a wide selection of activities including gyms and swimming pools and the Queen Mother Theatre. Hitchin train station offers a regular service to King's Cross. Additionally, there are services to Cambridge and the North via Peterborough. By road, Little Wymondley is just off the A1 and roughly 30 minutes from Junction 23 of the M25. The M1 North can be accessed via the A505 and Luton Airport is approximately 20 minutes away. Hitchin has a selection of highly acclaimed schools with the separate boys' and girls' schools both achieving 'Outstanding' OFSTED reports.



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GROUND FLOOR

Entrance Hall

Spacious entrance hall with built-in cupboards. Door and windows to front. Stairs to first floor.

Living Room

14'3" x 12'2" (4.35 x 3.73)

Fireplace with wooden mantle, tiled hearth and gas coal effect fire. Built-in shelving and drawers. Large window to front providing lots of natural light.

Dining Room/Bedroom Three

12'0" x 8'5" (3.67 x 2.57)

Two large built-in cupboards. Patio doors to rear garden.

Kitchen

9'8" x 8'5" (2.96 x 2.57)

Range of wall and floor units. Sink with mixer tap. Space for appliances including oven and washing machine. Part-wall tiling. Cupboard housing Worcester combination gas central heating boiler. Window to rear overlooking garden. Door to side lobby.

Side Lobby

14'5" x 4'1" (4.39m x 1.24m)

Quarry tiled flooring. Doors to front and the rear. Personal door to the garage.

Bathroom

7'9" x 5'1" (2.38 x 1.55)

Suite comprising bath with shower attachment, sink and low level wc. Wall tiling. Heated towel radiator. Windows to side and front.

FIRST FLOOR

Landing

Large storage cupboard. Access to loft space.

Main Bedroom

14'3" x 9'10" (4.34m x 3.00m)

Extensive range of storage including wardrobes, drawers and cupboard. Window to front.

Bedroom Two

9'10" x 8'11" (3.02 x 2.74)

Cupboard. Access to additional large eaves storage area, which is insulated and boarded. Window to rear.

OUTSIDE

Front

Block paved area providing parking to the front of the garage. Shrub beds, retaining wall to the boundaries.

Garage

16'8" x 8'7" (5.09 x 2.64)

Metal up and over door to front. Window to the rear. Personal door from side lobby.

Rear Garden

A delightful feature of the property. Well established gardens with an abundance of alpines, shrubs and flowers. Lawn leading to the rear seating area with summerhouse, sun dial and views over open countryside. Agents Note: The railway line is close to the rear boundary of the garden.

DISCLAIMER

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GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		