



Waldens

Pondside, Graveley, Hitchin, Hertfordshire, SG4 7LG.

Gavin Mills
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UK



Waldens

Offers In Excess Of £1,000,000

A well-presented, five bedroom detached family home with an additional annexe/studio situated in the sought-after Hertfordshire village of Graveley.

Set in mature grounds in a secluded position, Waldens has a wonderful blend of character and contemporary features throughout, with spacious and versatile accommodation of 2772 sq. ft, set over two floors. The property is conveniently located for access to an abundance of local amenities in both nearby towns of Stevenage and Hitchin along with highly regarded schools and transport links via the A1M and mainline train stations to London and Cambridge.

Ground Floor Accommodation.

The entrance hall has stairs rising to the first floor and a range of built-in storage along with access to the WC. Oak flooring continues through to both the family room, which has a bay window to the side aspect, and the sitting room which has a feature brick fireplace with an inset woodburning stove and glazed French doors opening to the rear garden.

The open-plan kitchen/dining room comprises a range of fitted wall and base-level units including a large island with glazed worktops over. There is a range of integrated Miele appliances and space available for an American-style fridge/freezer. Bi-folding doors to the rear, open out to the garden patio.

First Floor Accommodation.

Both the master and guest bedrooms have a range of built-in storage and access to the first floor balcony overlooking the rear gardens. There are three further bedrooms and a family bathroom on the first floor, all of which have windows to the front aspect.

Annexe/studio

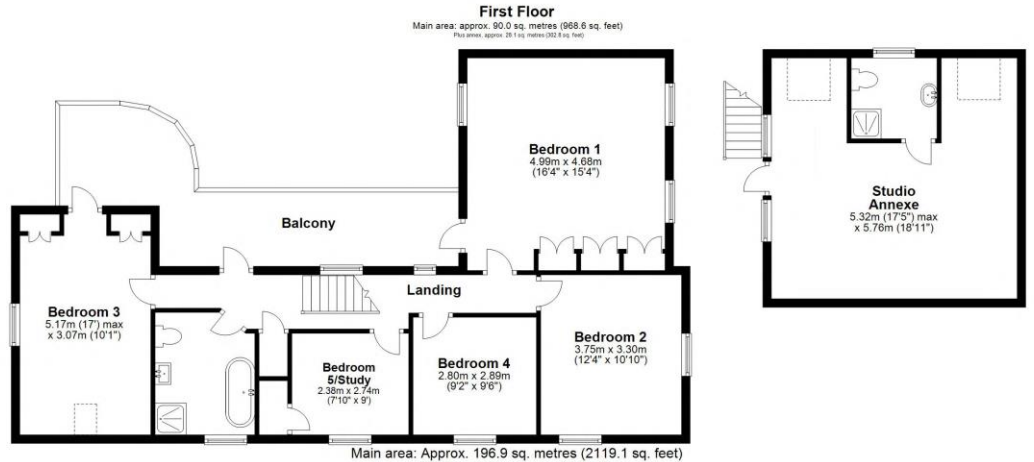
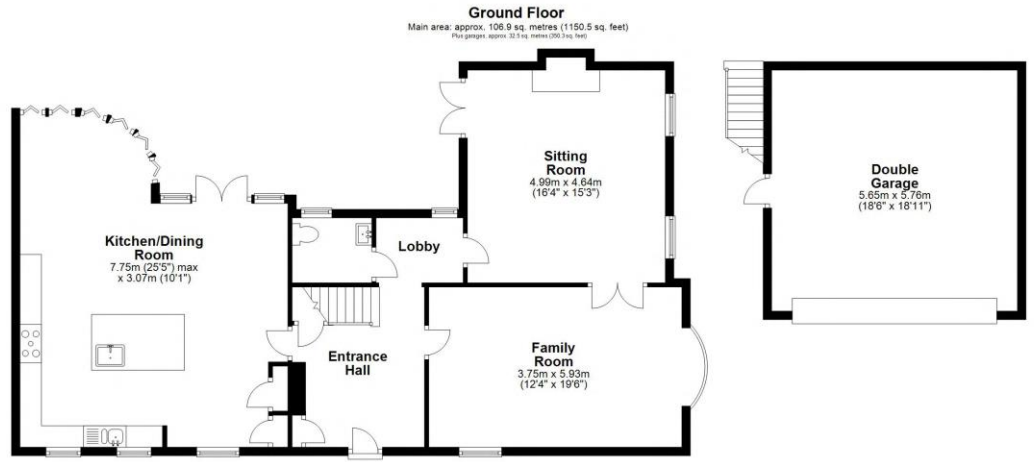
Located above the detached double garage and independently accessed via a side staircase from the rear garden, the annexe/studio, is ideal for use as a home office or hosting guests and has an open plan living/ bedroom area along with an enclosed ensuite shower room.

Gardens

Accessed via Pondsides, a large gravel driveway provides ample off-street parking for several vehicles ahead of the detached double garage. The west-facing rear gardens, enclosed by mature tree and hedge lined borders are mainly laid to lawn and paved patio seating area with a range of flower and shrub beds.



Call Gavin Mills to arrange a viewing on **07971 807 341**



Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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