



10 WYMONDLEY ROAD  
HITCHIN



## 10 Wymondley Road Hitchin

Hertfordshire SG4 9PH

Guide Price £1,200,000

Available for sale for the first time since construction a rare opportunity to acquire a CHAIN FREE detached house on a substantial south facing 0.352 acre (0.142 hectares) plot located in the sought after SG4 9 postcode area. With huge scope to extend and remodel (subject to the relevant consents) this unique property really does offer an increasingly limited chance to create the home of your dreams in an enviable location.

Built in 1961 with its beautiful original crittall windows and doors giving a really light and airy feel the view to the rear across the gardens is breath taking. Set back from the road with a secluded large driveway providing off street parking for approximately four cars the property is very well placed for outstanding and good schools for all ages, the vibrant and historic town centre with many amenities and shops as well as being only 0.6 miles to the mainline train station.

VIEWINGS COMMENCE WEDNESDAY 14TH FEBRUARY 2024. To be fair to all parties and due to extensive pre marketing interest we are inviting offers by 12 NOON, WEDNESDAY 6TH MARCH 2024. Early viewing is highly recommended to appreciate all this lovely home has to offer.

Please note that the property will be sold with an overage clause stating that should the land be used as access to future developments on neighbouring land and/or to provide access to more than one residential dwelling on the subject site then a figure equal to 25% of the increase in value will be due to the current vendor and her successors.

### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

Entrance door opening to:-

### Hall

Radiator. Wooden floor. Staircase to first floor with large cupboard beneath. Window to front. Glazed doors to Living Room, Dining Room and Kitchen. Door to Cloakroom.

### Cloakroom

7'10" max x 5'2" max (2.39m max x 1.57m max)

L-shaped. Fitted with a white suite comprising low level W.C and wall mounted washbasin. Radiator. Window to front.

### Living Room

15'11" into alcoves x 13'10" (4.85m into alcoves x 4.22m)

Two radiators. Yorkstone fireplace and hearth with fitted electric coal effect fire (not tested). Coved ceiling. Window to front and rear.

### Dining Room

11'5" x 10'5" (3.48m x 3.18m)

Radiator. Coved ceiling. Window and door to rear. Glazed door to Kitchen.

### Kitchen

13'10" max x 9'10" max (4.22m max x 3.00m max)

Irregular shaped room - max measurements plus door recess. Fitted with a range of floorstanding and wall

mounted storage units with drawers. Rolled edge worksurfaces. Stainless steel sink unit with drainer. Breakfast bar. Space and plumbing for washing machine. Space for low level fridge. Space for low level freezer. Integrated NEFF oven and separate grill (not tested). Integrated Creda electric hob (not tested) with Elica extractor over (not tested). Part tiled walls. Tiled floor. Radiator. Windows to front and rear. Door to side passageway. Door to Pantry

### Pantry

3'8" x 3'5" (1.12m x 1.04m)

Open shelving. Window to side.

## ON THE FIRST FLOOR

### Landing

Large storage cupboard 6'3" x 2'11". Further shelved storage cupboard with locker cupboard over. Airing cupboard with linen shelving and hot water cylinder (not tested). Loft access hatch. Two windows to front. Doors to all rooms.

### Bedroom One

14'0" x 11'1" max (4.27m x 3.38m max)

Radiator. Built-in wardrobes with locker cupboards over. Windows to front and rear.

### Bedroom Two

12'2" x 10'9" (3.71m x 3.28m)

Radiator. Built-in wardrobes with locker cupboards over. Window to rear.

### Bedroom Three

12'1" x 7'11" (3.68m x 2.41m)

Plus large entrance recess. Radiator. Built-in wardrobes with locker cupboards over. Window to rear.

### Bathroom

7'11" x 7'1" (2.41m x 2.16m)

Fitted with a coloured suite comprising panelled bath with mixer tap shower attachment over and pedestal washbasin. Tiled walls. Tiled floor. Heated towel radiator. Window to side.

### Separate W.C

5'4" x 2'11" (1.63m x 0.89m)

Fitted with a white low level W.C. Window to front.

## OUTSIDE

### Front Garden

Gravelled driveway providing off-street parking for several cars and access to the Garage and covered side passageway. The remaining front garden is laid to lawn with borders and hedge screening to boundary. Gated access to both sides of the house to the rear garden. Outside lighting.

### Covered side passageway

Window and door to driveway at the front. Doors to Boiler Room, Garage and Store. Open to rear garden.

### Boiler Room

4'10" max x 3'5" (1.47m max x 1.04m)

Floorstanding Ideal Mexico gas fired boiler (not tested). Gas and electricity meters. Fuse box (not tested).



## Garage

18'1" x 9'6" (5.51m x 2.90m)

Large garage with double doors opening to the front. Window to side.

## Store

Not inspected. Shuttered window to side.

## Workshop

9'2" x 5'6" overall (2.79m x 1.68m overall)

L-shaped, plus large shelved recess 4'0" x 2'1". Workbench. Window to side.

## Rear Garden

Established South facing rear garden extending to approx 0.352 acre (0.142 hectares). Patio area immediately adjoining the rear of the house with timber pergola over. Steps lead up to an extensive lawn with sweeping pathways and established flower and shrub borders. A variety of mature trees including a large apple tree. Timber garden shed. Greenhouse. Timber summerhouse with small patio in front. Compost area screened by conifers. Enclosed by hedge screening and panelled fencing. Gated access to Riddy Lane. Gated pathways to both sides of the house provide access to the front.

## FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

## COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band G. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

## FLOOR AREA

Approx .....sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

## EPC RATING

TBA

## SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

## INFORMAL TENDER DATE

All offers must be received in writing in a sealed envelope clearly marked with the property address and must be received by 12 noon, Wednesday 6th March 2024.

## INFORMAL TENDER

All offers must state an exact amount in pounds sterling and offers such as "£1 more than any other offer" will not be considered. Prospective purchasers are permitted to submit one or more offers on the property. The Vendors are not bound by this Informal Tender and the sale of the property to any prospective purchaser is not legally binding until an exchange of contracts has taken place. Any costs incurred by disappointed purchasers will not be refunded. The sale of

this property by Informal Tender does not restrict the Vendor from considering any pre-tender offers or from withdrawing the property from the Tender process prior to the Tender date.

## VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

## GDPR

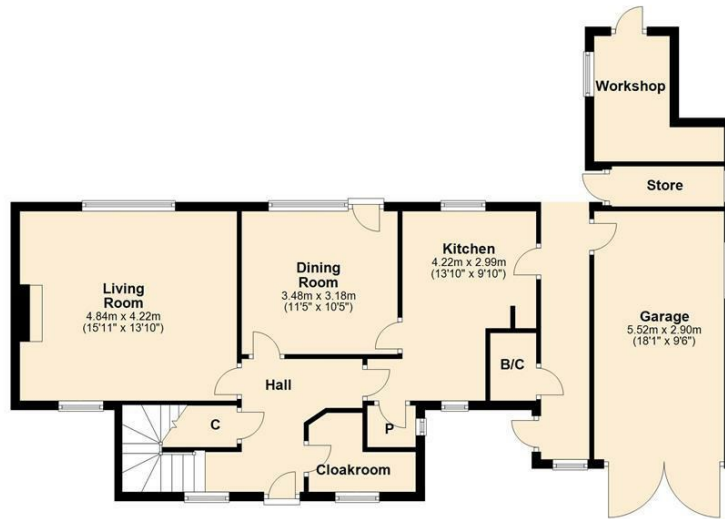
Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).



Ground Floor



First Floor

