



6 GRAVELEY ROAD  
GREAT WYMONDLEY





## 6 Graveley Road

Great Wymondley  
Hertfordshire SG4 7EX

Guide Price £485,000

A charming terraced home located in the popular village of Great Wymondley, just south east of Hitchin and also within a short drive of the popular towns of Stevenage and Letchworth and their many amenities.

The property benefits from double glazed windows and doors throughout, gas radiator central heating and a pleasant south facing garden to the rear with attractive views overlooking the village Church. The property retains some original features including attractive original cast iron fireplace surrounds to two of the bedrooms. Tastefully decorated throughout, the property benefits from an entrance hall, an open plan dual aspect lounge diner with gas coal effect fireplace to the lounge area. A separate kitchen with views over the garden, a refitted bathroom and three spacious bedrooms. Outside there is a brick store with power and light and residents parking to the front.

Internal viewing highly recommended.



### Viewing

By appointment with Norgans Estate Agents.





## THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

### ENTRANCE DOOR

Opening to:-

### ENTRANCE HALL

Stairs to first floor. Smoke alarm (not tested). Tiled floor. Door to:-

### BATHROOM

8'1" x 7'5" max (2.46m x 2.26m max)

Refitted suite comprising Low Level W.C. Wash hand basin with mixer tap set into vanity unit with drawers storage and tiled splash back. Bath with mixer tap, fixed head and hand held shower, shower screen. Part tiled walls. Inset spot lighting. Tiled floor. Two uPVC double glazed frosted windows to front. Heated towel rail. Extractor.

### KITCHEN

10'11" x 10'8" (3.33m x 3.25m)

Fitted with wall and base cupboard and drawers with wooden worktops over. Ceramic sink unit with mixer tap. Space for fridge. Plumbing for automatic washing machine. Integrated NEFF oven, gas hob and extractor hood over (not tested). Part tiled walls. Radiator. Inset spot lighting. uPVC double glazed window and door to rear. Wall mounted Worcester boiler (not tested). Understairs storage cupboard. Tiled floor.

### LIVING/DINING AREA

Open plan area comprising:-

### DINING AREA

12'11" max x 9'4" plus bay (3.94m max x 2.87m plus bay )

uPVC double glazed bay window to front. Radiator. Built in cupboards and shelving to alcoves. Door to entrance hall.

### LIVING ROOM

12'11" x 12'9" max (3.94m x 3.89m max)

Radiator. uPVC double glazed patio doors opening to rear garden. Feature gas fireplace (not tested) with tiled hearth and painted wooden surround.

## ON THE FIRST FLOOR

### LANDING

Doors to all rooms. uPVC double glazed window to front. Cupboard with hanging rail and shelf.

### BEDROOM ONE

11'8" (plus entrance and window recess) x 10'9" x (3.56m (plus entrance and window recess) x 3.28m x)

Measurements include a range of built in wardrobe cupboards. uPVC double glazed window to rear. Cast iron fireplace surround. Shallow cupboard to alcove. Exposed wooden floorboards. Radiator.

### BEDROOM TWO

16'8" max x 7'7" plus window recess (5.08m max x 2.31m plus window recess)

Built in cupboards and shelving to alcoves. Cast iron fireplace surround. Exposed wooden floorboards. uPVC double glazed window to front. Loft hatch.

### BEDROOM THREE

10'10" x 8'10" max (3.30m x 2.69m max)

Plus window recess. uPVC double glazed window to rear. Radiator.

### OUTSIDE

#### AT THE FRONT

Enclosed by fencing with gate providing access. Block paved pathway and step leading up to the front door. Remaining area laid to lawn. There is residents parking at the front of the property.

#### AT THE REAR

With patio area adjoining the property. Remaining garden laid to lawn with various flower and shrub beds. Established trees. No.6 has the benefit of a right of way over the neighbouring garden leading to the front.

### BRICK BUILT STORE

8'10" x 10'2" (2.69m x 3.10m)

Power and light.

### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently

Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### FLOOR AREA

Approx 95sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas/rooms.

### EPC RATING

Current D

Potential C

### 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.

### 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).

### 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.

### TENURE - FREEHOLD

We are advised that this property is Freehold.

### VIEWINGS

By appointment with Norgans (tel: 01462 455225/email: [hitchin@norgans.co.uk](mailto:hitchin@norgans.co.uk))



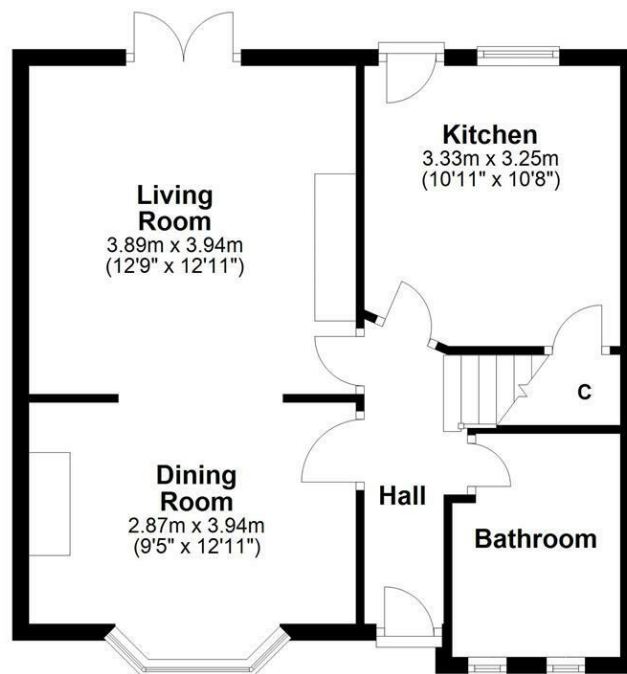




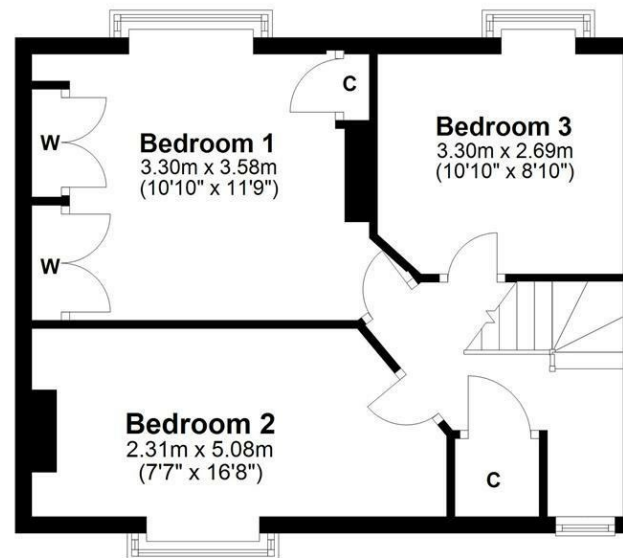




### Ground Floor



### First Floor



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