



Connells

Boleyn Cottage Hornbeam Court
Great Wymondley Hitchin

Boleyn Cottage Hornbeam Court Great Wymondley Hitchin SG4 7ER

for sale
£330,000



Property Description

A lovely Grade II listed one bedroom cottage with stunning period features and a separate garage / annexe.

Situated in the peaceful village of Great Wymondley which offers excellent commuter access as well as being within close proximity of Stevenage and Hitchin's railway stations. An absolute must view to appreciate its charm. All windows are single glazed as the property is listed however the vendor has installed secondary glazing on the inside of all windows to prevent heat loss.

Ground Floor

Lounge

13' 1" max x 11' 6" (3.99m max x 3.51m)

Door and single glazed window to front, Inglenook fireplace with log burner, exposed beams, TV and telephone points, stairs leading to the first floor and radiator.

Kitchen

12' 8" x 7' 9" (3.86m x 2.36m)

Fully fitted kitchen with single glazed window to rear aspect, a range of wall and base units, Butler style sink and drainer, work surfaces with splashback, integrated electric oven, hob, plumbing for washing machine and dishwasher, boiler and tiled flooring.

Conservatory

11' 3" max x 9' 5" (3.43m max x 2.87m)

Single glazed window to rear aspect, door leading to garden and electric radiator.

Bathroom

Single glazed window to rear aspect, wash hand basin with vanity, bath with shower over, WC, extractor fan, partly tiled and heated towel rail.

First Floor

Bedroom

11' 8" max x 10' (3.56m max x 3.05m)

Single glazed window to front aspect, built-in storage and radiator.

Outside

Rear Garden

Private rear garden, mostly laid to lawn with patio and gated rear access.

Garage / Annexe

13' 8" max x 7' 8" (4.17m max x 2.34m)

Accessed via the rear garden. Garage with annexe above. Stairs leading to lounge / kitchenette. Double glazed window to rear aspect, sink, work surfaces, cupboards, TV point and electric radiator. Downstairs shower room with single glazed window to front aspect, wash hand basin, shower cubicle and WC.

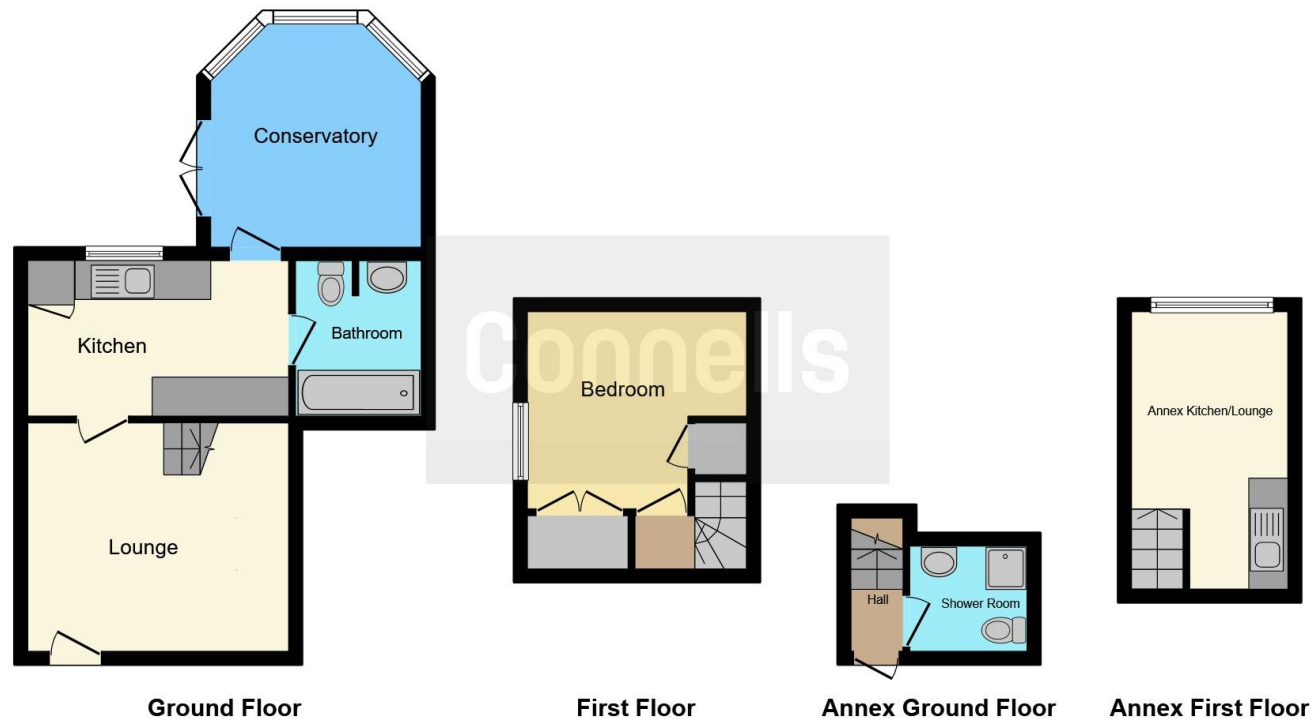
Parking

Allocated bay to rear and space to the front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Exempt

Tenure: Freehold

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