



HILLBROW Church green

Great Wymondley, SG4 7ES

An exceptional detached residence which has been skilfully extended and tastefully modernised throughout. The property is positioned favourably, overlooking Church Green and adjacent to nearby St Marys church. Hitchin town centre and mainline station are a mere 2 miles away.

Guide price £1,250,000

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- Following and extensive program of improvement and modernisation, 'Hillbrow' is now ready to market
- Splendid master bedroom with dressing room and en suite shower Room
- Plenty of parking on a carriage driveway
- 3 beautiful reception rooms and a study
- 3 further generously proportioned bedrooms, two further en suites and a well fitted family bathroom
- Impressive fitted kitchen with 'Quartz' work surfaces and a range of integrated appliances and a separate utility room
- Professionally landscaped gardens, outdoor dining area and outbuildings that include a workshop

GROUND FLOOR

Entrance Hall

Sitting Room

15'3 x 13' (4.65m x 3.96m)

Kitchen/Dining Room

25'9 max x 16'3 max (7.85m max x 4.95m max)

Utility Room

Garden Room

15'6 x 10'3 (4.72m x 3.12m)

Study

8'2 x 5'3 (2.49m x 1.60m)

Master Bedroom

17'9 x 11'6 (5.41m x 3.51m)

Dressing Room

En-Suite Shower Room

FIRST FLOOR

Bedroom Two

19'6 x 14'6 (5.94m x 4.42m)

En Suite Bathroom

Bedroom Three

21'4 max x 14 (6.50m max x 4.27m)

En Suite Shower Room

Bedroom Four

12'10 x 8'3 (3.91m x 2.51m)

Family Bathroom

EXTERNALLY

Beautiful Landscaped Gardens

Carriage Drive

Workshop

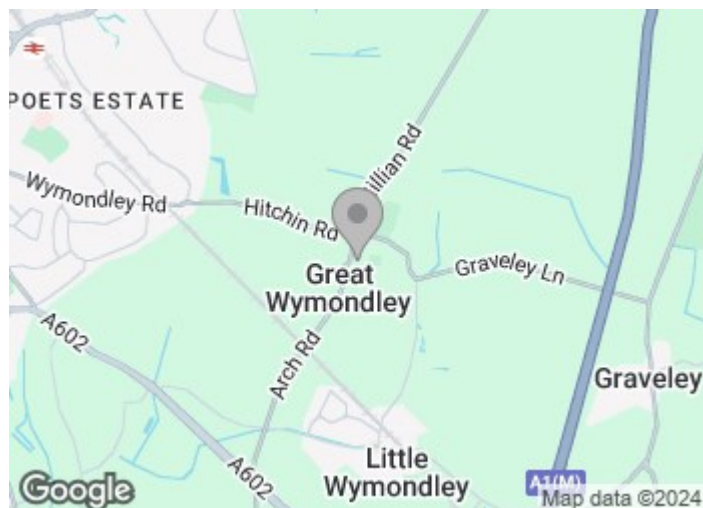
14'9 x 6'5 (4.50m x 1.96m)

Potting Shed

6'5 x 5'6 (1.96m x 1.68m)

Tool Shed

6'5 x 5'4 (1.96m x 1.63m)

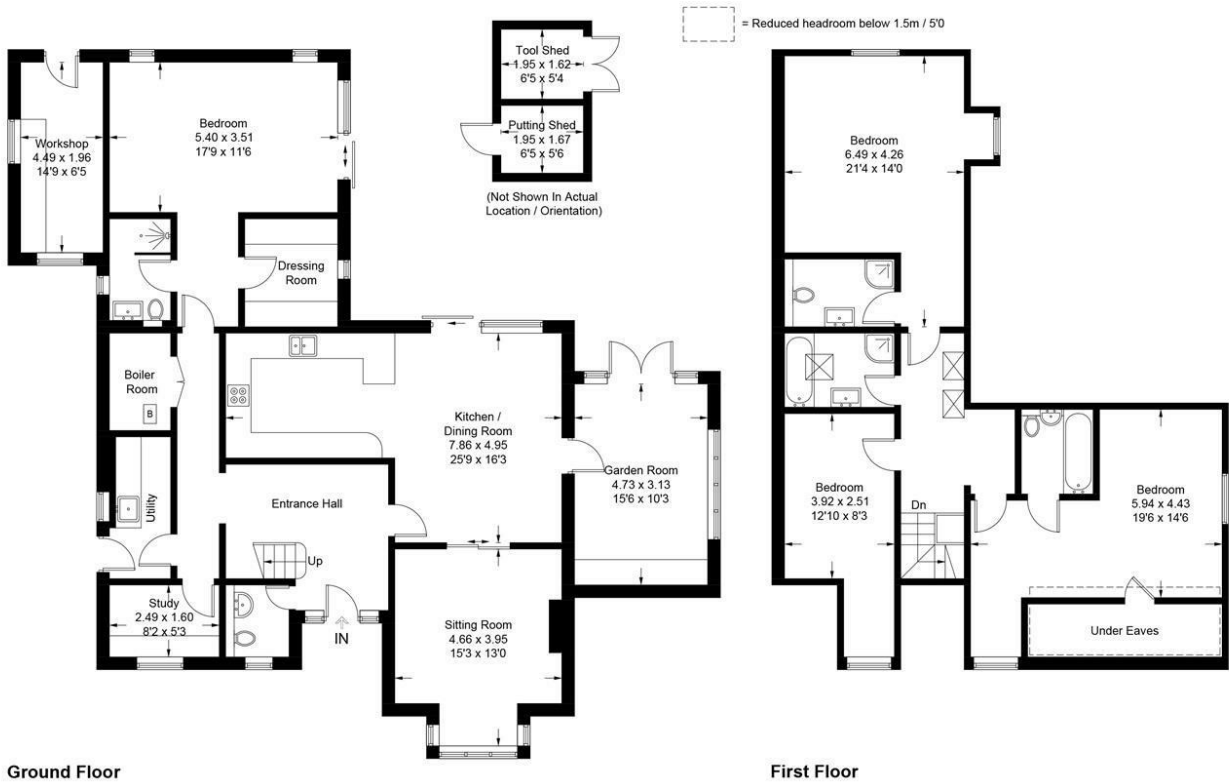


Directions



Hillbrow, Church Green

Approximate Gross Internal Area = 220.4 sq m / 2372 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 7.6 sq m / 82 sq ft
 Outbuilding & Workshop = 15.5 sq m / 167 sq ft
 Total = 243.5 sq m / 2621 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1125885)

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