

# Alexander Bond & Company

Estate Agents | Property Management



26 Priory View, Hitchin, SG4 7HG

£1,750 PCM



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# 26 Priory View

Hitchin, SG4 7HG

- Popular Village Location
- Two Bedrooms
- Kitchen with Appliances
- Bathroom with Shower
- Good Sized Garden
- Semi Detached Bungalow
- Spacious Lounge & Dining Area
- Utility Room
- Off Street Parking
- Conservatory

A spacious and well-presented two-bedroom bungalow situated in the sought-after village of Little Wymondley, Hitchin, offering generous single-storey accommodation, off-road parking, a conservatory, and an attractive rear garden.

Extending to approximately 93.7 sq. metres (1,008.8 sq. feet), the property offers a well-balanced and practical layout throughout. Upon entering, the welcoming hallway provides access to the two bedrooms, bathroom, and main living area. The principal bedroom is a generous double room benefiting from a range of fitted wardrobes, while the second bedroom also features built-in storage and would make an ideal guest bedroom, home office, or hobby room.

The spacious lounge provides an excellent space and flows into the separate dining room, creating a sociable living environment with pleasant views over the rear garden. The kitchen is fitted with a range of wall and base units, ample worktop space, tiled splashbacks, and room for appliances. Adjoining the kitchen is a useful utility room, providing additional storage, practicality, and access to the side of the property. The conservatory is accessed directly from the kitchen and offers a bright and versatile additional reception space, enjoying attractive views over the garden and creating an ideal spot to relax throughout the year. The bathroom is fitted with a panel-enclosed bath with shower over, WC, and wash hand basin.

Externally, the property benefits from a paved driveway providing off-road parking to the front. To the rear, the private garden offers a delightful outdoor space with a patio seating area, well-maintained lawn, established planting, and mature boundary hedging, creating a pleasant setting.



## ENTRANCE HALL

### LOUNGE

14'8" x 13'2" (4.47m x 4.01m")

### DINING ROOM

12'1" x 9'6" (3.68m x 2.90m")

### KITCHEN

13'1" x 10'7" (3.99m x 3.23m")

### CONSERVATORY

13'9" x 8'10" (4.19m x 2.69m")

### UTILITY ROOM

13' x 6'11" (3.96m x 2.11m")

### BATHROOM

### BEDROOM ONE

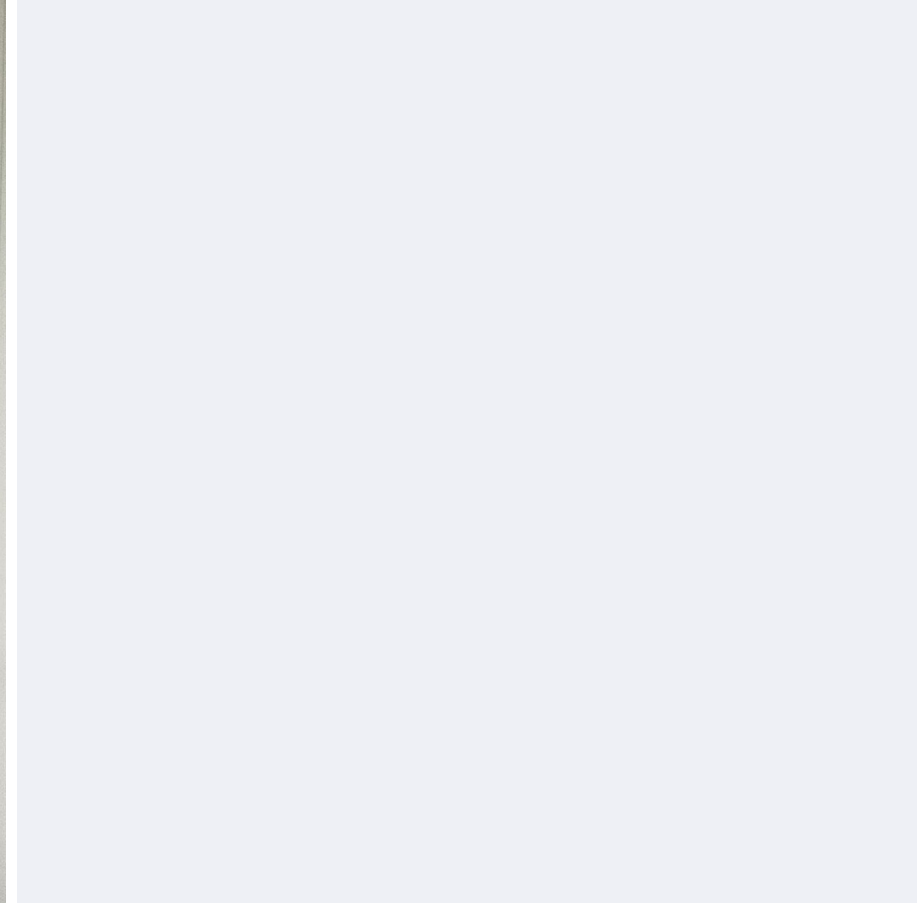
12'7" x 11'2" (3.84m x 3.40m")

### BEDROOM TWO

10'5" x 7'1" (3.18m x 2.16m")

### OUTSIDE





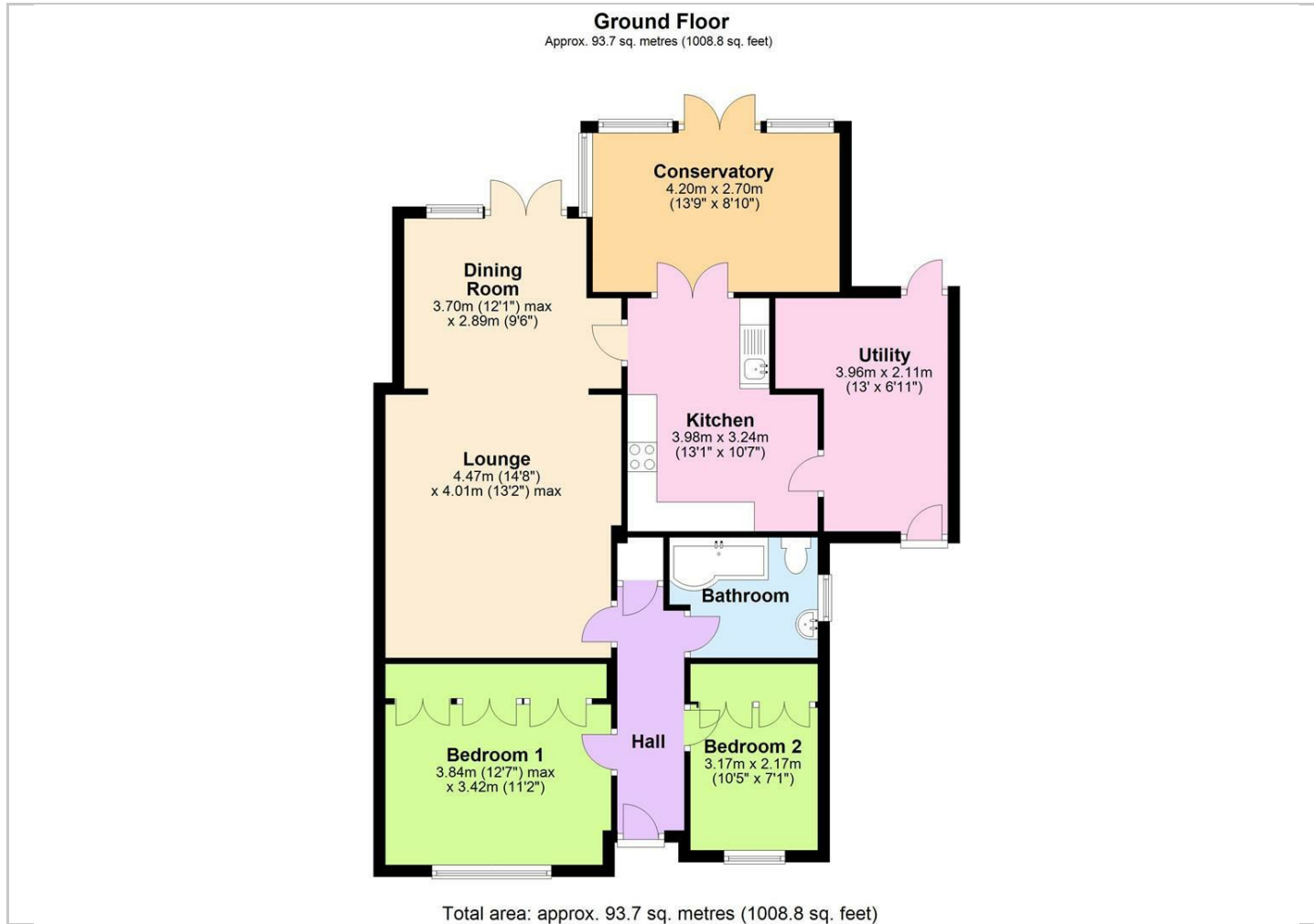
## Directions

Little Wymondley is a charming Hertfordshire village, conveniently located close to the historic market town of Hitchin. Hitchin offers an excellent range of shops, cafés, restaurants and leisure facilities, together with a mainline railway station providing fast and frequent services to London King's Cross, Cambridge and Peterborough. The property also enjoys excellent road links via the A1(M), with the M25 approximately 30 minutes away, the M1 accessible via the A505, and London Luton Airport around a 20-minute drive. The area is well served by a number of highly regarded schools, including several with Outstanding OFSTED ratings.

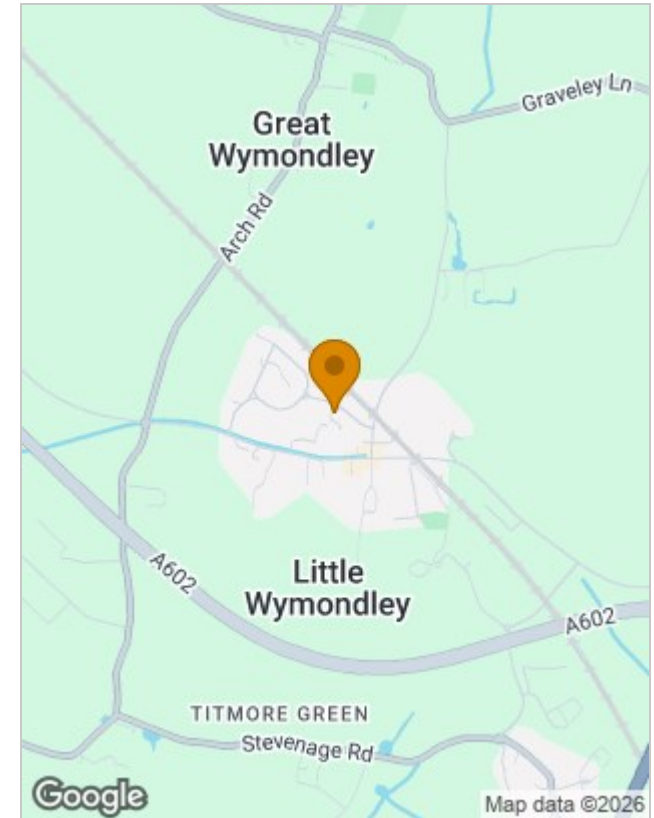




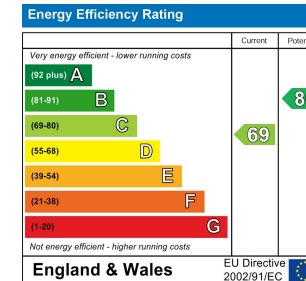
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lettings Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.