



68 Waterdell Lane, St Ippolyts, SG4 7QZ
Price guide £375,000



68 Waterdell Lane, St Ippolyts,
SG4 7QZ

A well presented three bedroom mid terrace house with parking, backing a playing field and overlooking open countryside.

St Ippolyts has an outstanding primary school, village stores and two pubs within walking distance of the property. Nearby Hitchin provides a more comprehensive range of shopping and recreational facilities together with excellent schooling and a train station serving London Kings Cross, Cambridge and the East Coast main-line.

The accommodation, which has gas central heating and double glazing, comprises:

GROUND FLOOR

ENTRANCE LOBBY

Oak front door. Double glazed window to side. Radiator. Tiled floor. Staircase to first floor.



SITTING ROOM 18' x 11'2"max (5.49m x 3.40m)

Double glazed window to front and double glazed sliding patio door to rear. Two radiators. Chimney breast with timber fire surround. Hatch to kitchen.

DINING ROOM 9'2" x 8'10" (2.79m x 2.69m)

Double glazed window to front. Radiator. Opening to:

KITCHEN 13'9" x 8'6" (4.19m x 2.59m)

Double glazed window to rear. Fitted with a range of wall and base units with laminate work surfaces with concealed lighting and tiled splashbacks. Inset one and a half bowl sink with mixer tap and drainer. Ceramic hob with extractor over and oven/grill below. Space for fridge/freezer and dryer. Plumbed for washing machine and dishwasher. Tiled floor. Shelved understairs storage cupboard. Half glazed back door.

FIRST FLOOR

LANDING

Double glazed window to rear overlooking the garden and playing field.

BEDROOM ONE 12'2" x 11'2" (3.71m x 3.40m)

Double glazed window to front. Radiator. Airing cupboard. Built in wardrobe.

BEDROOM TWO 11'2" x 9'3" (3.40m x 2.82m)

Double glazed window to front. Radiator. Built in wardrobe,

BEDROOM THREE 8'4" x 7'10" (2.54m x 2.39m)

Double glazed window to rear. Radiator. Recess with wall mounted gas fired boiler.



SHOWER ROOM 9'8" x 5'5"max (2.95m x 1.65m)

Double glazed window to rear. Re-fitted suite comprising vanity unit with wash hand basin, low level wc and double shower. Tiled floor. Heated towel rail. Half tiled walls.

OUTSIDE

FRONT GARDEN

Areas of lawn with picket fence and block paved driveway for two vehicles.

REAR GARDEN

Block paved patio and brick pathway. Area of lawn and gravel. Passage and side gate. Gate to playing field.

OUTHOUSES

Comprising wc, garden store, bin store and detached block built work shop.

TENURE

Freehold

FLOORPLAN DISCLAIMER

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VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

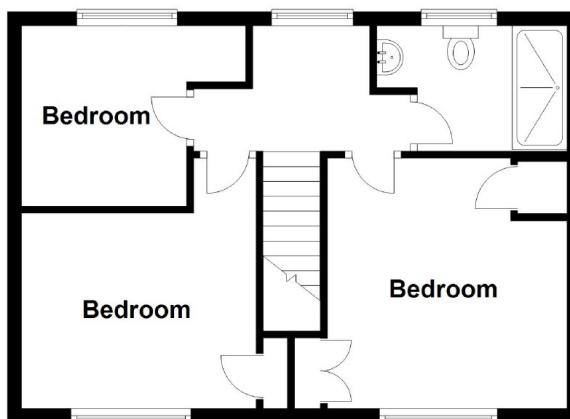
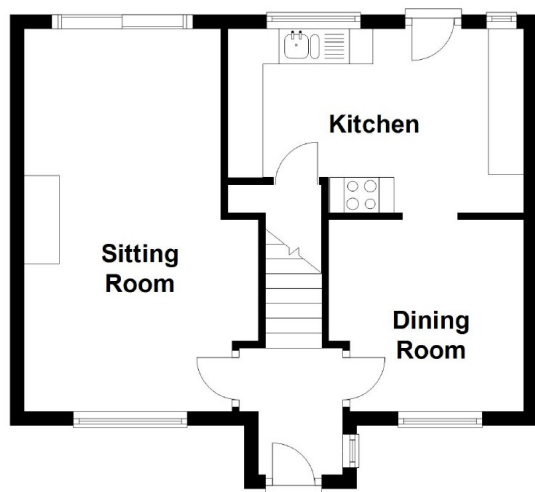
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		63
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		63
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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