



PUTTERILLS

est. 1992

8 Broadmeadow Ride, St Ippolyts, SG4 7ST  
**Offers in excess of £500,000**



## A three bedroom detached home, superbly located on the border of Hitchin and St Ippolyts.

This three bedroom detached home is located in a tucked away location just over the border from Hitchin into St Ippolyts. Whilst the property would benefit from some cosmetic work, it is very much a blank canvas for someone to create their own masterpiece and make this their dream home. The property is well presented and ready to move into. The spacious accommodation includes a cloakroom, two reception rooms, fitted kitchen and generous size utility room. To the first floor there are three bedrooms and shower room although there is ample room to re-install a bath if desired. The rear garden is a real sun trap having a southerly aspect and provides a good degree of privacy. There is ample parking on the driveway which leads to a garage. Historically there was planning permission to extend over the garage and of course the garage could also be converted should extra living space be required. This family home is offered with no forward chain so a quick completion is possible.

### ENTRANCE HALL

### CLOAKROOM

**SITTING ROOM 13'3" x 12'4"**  
(4.04m x 3.76m)

**DINING ROOM 10'11" x 7'10"** (3.33m x 2.39m)

**KITCHEN 10'10" x 7'7"** (3.30m x 2.31m)

**UTILITY ROOM 8'7" x 7'4"** (2.62m x 2.24m)

### FIRST FLOOR

### LANDING

### SHOWER ROOM

**BEDROOM ONE 12'9" x 8'11"**  
(3.89m x 2.72m)

Measured into rear of wardrobes.

**BEDROOM TWO 9'2" x 8'10"**  
(2.79m x 2.69m)

Measured to front of wardrobes.

**BEDROOM THREE 9'7" x 6'5"**  
(2.92m x 1.96m)

Measured to rear of wardrobes.

### OUTSIDE

**GARAGE 8'9" x 8'5"** (2.67m x 2.57m)

### DRIVEWAY

### GARDENS

### TENURE

Freehold

### EPC:

EER: D

### FLOORPLAN DISCLAIMER

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

### VIEWING INFORMATION

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

### SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

### MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

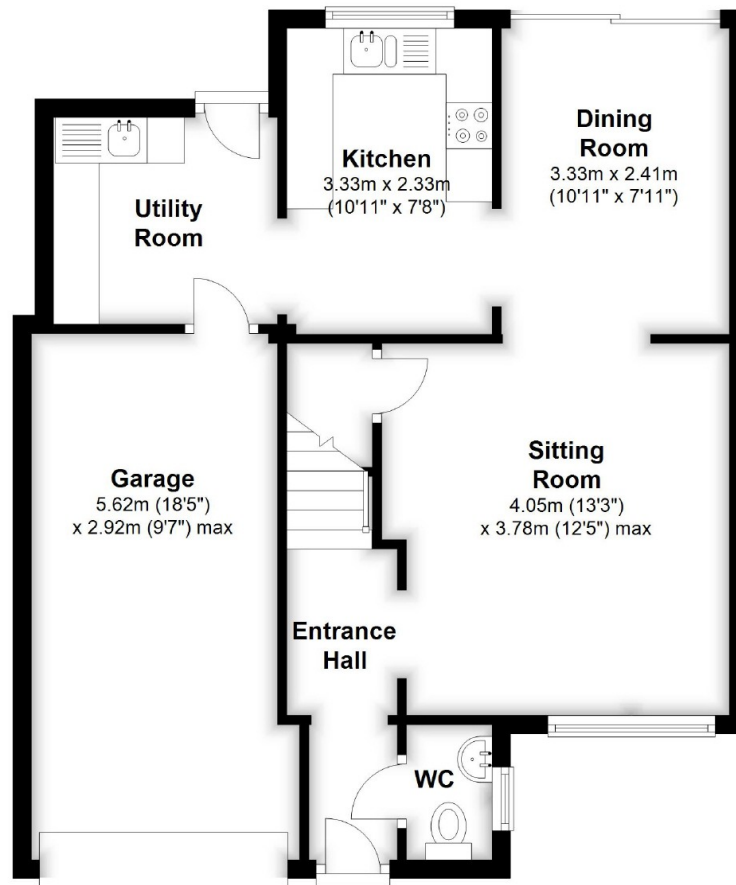






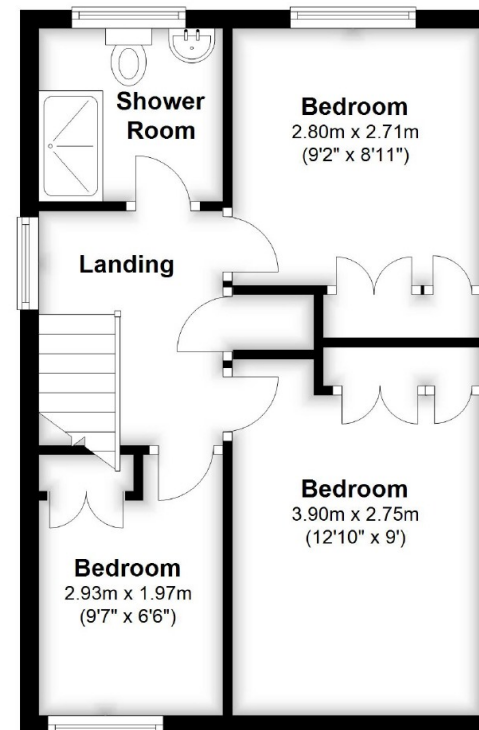
## Ground Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 98.7 sq. metres (1061.9 sq. feet)



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