



PUTTERILLS

est. 1992

Willsdale Waterdell Lane, St Ippolyts, SG4 7RB
Guide price £525,000

A well presented two bedroom detached bungalow in this sought after village.

A two double bedroom detached bungalow with the sort after address of St Ippolyts. Located on Waterdell Lane close to the B656 allowing for easy access to St Ippolyts Store and direct access into Hitchin town centre. The property offers a good size dual aspect lounge with patio doors onto the rear garden, a kitchen to the rear, two good size double bedrooms, with one being extended with an adjoining shower room/utility room. Outside to the front is a well-stocked, and kept garden which is screened from the road and benefiting from an in and out driveway with access to the single integral garage. The rear garden is laid out as a low maintenance garden mainly laid to patio with well stocked shrub borders.

ENTRANCE HALL

Doors to all rooms. Radiator.

LOUNGE 18'8" x 13'5" (5.69m x 4.09m)

Two windows to the front aspect and sliding patio door to the rear. Fireplace with brick surround and gas fire inset. Radiator,.

SUN ROOM 8'6" x 8'3" (2.59m x 2.51m)

Windows to rear and side aspect. Sliding patio door to one side. Radiator.

KITCHEN 11'4" x 8'6" (3.45m x 2.59m)

Window to rear. Door to side. A comprehensive range of wall and base units with work surfaces over. Electric oven and separate four ring gas hob. Airing cupboard with hot water tank. Wall mounted gas fired boiler.

BEDROOM ONE 11' x 9'11" (3.35m x 3.02m)

Window to front aspect. Radiator.

BEDROOM TWO 19'11" x 9'11"max (6.07m x 3.02m)

Window to side aspect. Radiator. Door to:

SHOWER ROOM/UTILITY 8' x 6'5" (2.44m x 1.96m)

Shower cubicle. Low level wc and wall mounted wash hand basin. Plumbing for washing machine.

SHOWER ROOM 6'5" x 5'8" (1.96m x 1.73m)

Window to rear. Shower cubicle and wall mounted wash hand basin. Radiator.

WC

Window to rear aspect. Low level wc.

OUTSIDE

FRONT GARDEN

Low maintenance with shrub borders.

DRIVEWAY

In and out access to front and the side leading to:

SINGLE GARAGE

Power and light.

REAR GARDEN

Low maintenance, mainly laid to patio with shrub borders. Gate to front driveway and garden.

TENURE

Freehold

EPC

EER: TBC

AGENTS NOTE

Access to driveway from the side is via a drive leading to other property and the Village Hall

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.

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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.





