



PUTTERILLS

est. 1992

6 The Snipe, Weston, SG4 7BD

£375,000

A spacious and well presented four bedroom house in a delightful Village location.

A fabulous well presented four bedroom home offering great space, with living room to the rear, a second reception room offering an open plan dining/day room leading to a modern fitted and well spaced kitchen. The property also offers the convenience of a downstairs cloakroom and utility. Upstairs a newly re-fitted bathroom with bath/shower compliments the four bedrooms. Outside the front is low maintenance laid to gravel with off road parking for 2 vehicles, the rear garden is fully enclosed with a patio area and lawn. Located within a cul de sac in a popular village close to Baldock, Hitchin and Letchworth for good road and rail links.

The picturesque village of Weston has a church, village shop and two country pubs, together with a nursery and a primary school. There is an excellent network of local footpaths, bridlepaths and equestrian facilities nearby. Stevenage train station offers fast trains to London Kings Cross (around 23 minutes). Well regarded schools nearby include Kingshott, Ardeley, Knights Templar, Heath Mount and Hitchin Boys and Girls Schools.

ENTRANCE HALL 7'3" x 7'
(2.21m x 2.13m)

DINING/DAY ROOM 17' x 9'6"
(5.18m x 2.90m)

CLOAKROOM

KITCHEN 12'3" x 6'8" (3.73m x 2.03m)

SITTING ROOM 19'8" x 11'2"
(5.99m x 3.40m)

REAR HALL/UTILITY ROOM 6'1" X 5'4" (1.85m X 1.63m)

FIRST FLOOR LANDING

MASTER BEDROOM 12'5" x 10'3" (3.78m x 3.12m)

BEDROOM TWO 11'2" x 10'2"max (3.40m x 3.10m)

BEDROOM THREE 7'6" x 7'5"
(2.29m x 2.26m)

BEDROOM FOUR 7'6" x 7'4"
(2.29m x 2.24m)

BATHROOM 6'5" x 6'2" (1.96m x 1.88m)

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.





