



PUTTERILLS

est. 1992

31A Elms Close, Little Wymondley, SG4 7HP

Offers in excess of £475,000

A charming Grade II listed 16th Century Barn conversion on an exclusive development of just five homes.

OPEN HOUSE 30TH MARCH, BY APPOINTMENT ONLY PLEASE

The original barn is believed to date back to the 16th Century and was converted to a very high standard in 1985. The property has been looked after and improved during this time. The spacious accommodation extends to approximately 1250sqft and includes an entrance hall, cloakroom, a stunning open plan living area with wood burner and exposed beams, a well fitted kitchen, family room which offers potential for a downstairs bedroom if required with en-suite. To the first floor there is a galleried landing leading to two large bedrooms, the master with a walk in wardrobe, there is also a large bath/wet room. Externally there is a generous size and beautifully landscaped rear garden with a southerly aspect so benefitting from the vest of the days sunshine. Two allocated parking spaces plus visitors space.

Little Wymondley benefits from two pubs, a tea room and art gallery. There are comprehensive shopping and recreational facilities together with excellent schooling and train stations at nearby Hitchin and Stevenage. The A1(M) is also within easy reach. The communal gardens are rarely used by the other residence as some of them have their own private gardens. This is a lovely area to relax and enjoy the sunshine. There is also a private summer house. There are two allocated parking spaces.

ENTRANCE HALL

SITTING ROOM 21'5" x 13'10"
(6.53m x 4.22m)

STUDY/BEDROOM 11' x 11'
(3.35m x 3.35m)

EN-SUITE

KITCHEN 12'3" x 8'10" (3.73m x 2.69m)

PANTRY/UTILITY AREA

CLOAKROOM 5'6" x 4' (1.68m x 1.22m)

FIRST FLOOR

BEDROOM ONE 18'8" x 10'
(5.69m x 3.05m)

DRESSING ROOM 9'11" x 6'1"
(3.02m x 1.85m)

BEDROOM TWO 16'2" x 9'7"
(4.93m x 2.92m)

BATHROOM 8'8" x 5'6" (2.64m x 1.68m)

GARDEN

ALLOCATED PARKING

TENURE

Freehold

EPC

EER: Exempt

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

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

MONEY LAUNDERING REGULATIONS

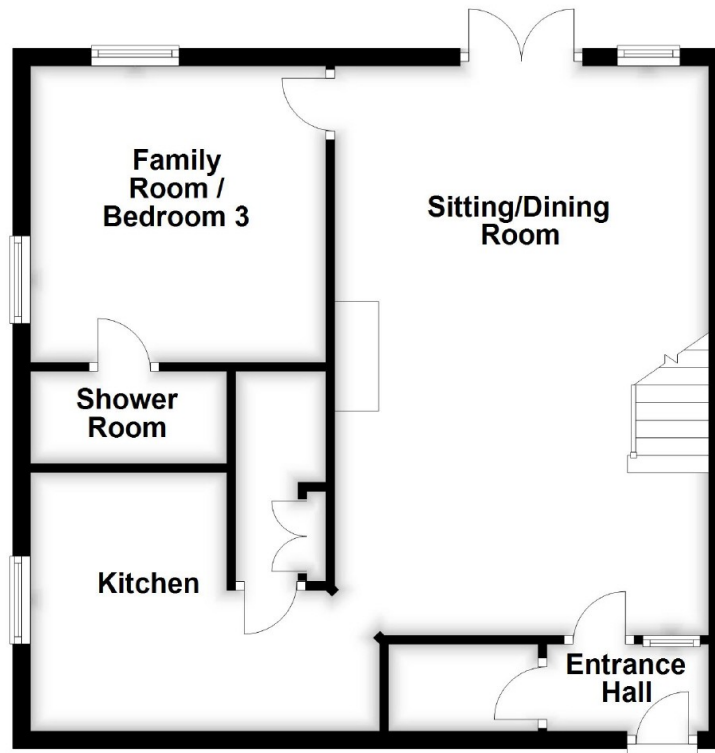
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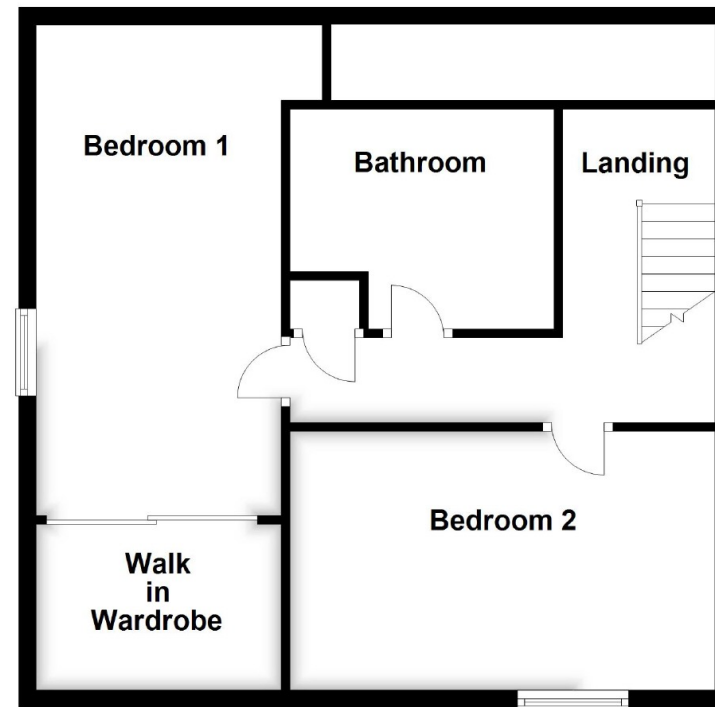




Ground Floor



First Floor



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