



A beautifully presented and greatly improved two bedroom property in a delightful mews style development.

Waterlow Mews is a delightful development adjacent to the impressive Wymondley House. The current owners have lived here for approximately five years and during this time have made improvements to the property including replacing all the windows and doors, replacing the boiler, landscaping the garden and re-decorating throughout. The property comprises, entrance hall, fitted kitchen, generous sitting room with doors onto the garden, bedroom one with good size walk in wardrobe, second bedroom and bathroom. There is off road parking for 2/3 cars.

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.

ACCOMMODATION

ENTRANCE HALL

KITCHEN 8' x 5'9" (2.44m x 1.75m)

SITTING ROOM 13'10" x 10'4" (4.22m x 3.15m)

FIRST FLOOR LANDING

BEDROOM ONE 10' x 9'5" (3.05m x 2.87m)

WALK IN WARDROBE 4'3" x 3'8" (1.30m x 1.12m)

BEDROOM TWO 8'8" x 7'6" (2.64m x 2.29m)

BATHROOM 7'2" x 5'11" (2.18m x 1.80m)

OUTSIDE

GARDEN

DRIVEWAY

Providing parking plus further parking area.

TENURE

Freehold.

Service charge for communal grounds is approximately £200 per annum.

EPC

EER: C

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

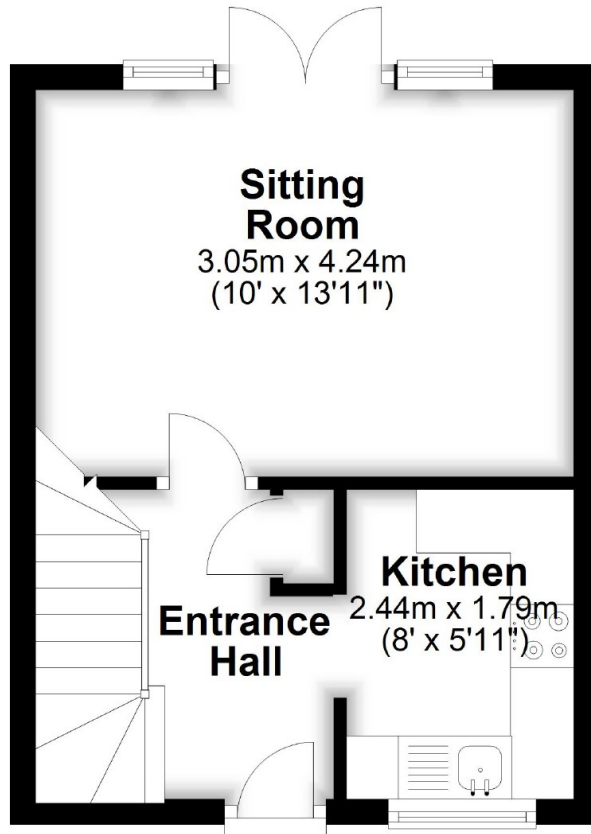
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





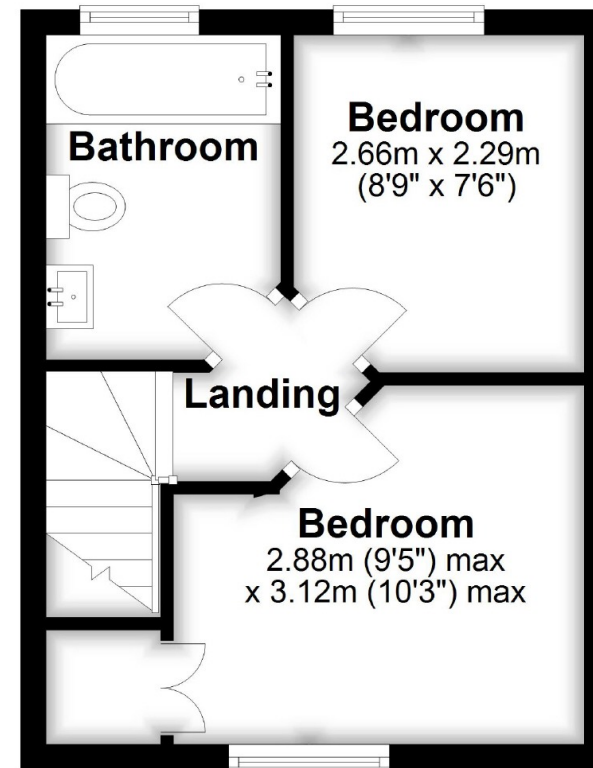
Ground Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



First Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



Total area: approx. 47.4 sq. metres (510.1 sq. feet)



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