



PUTTERILLS

est. 1992

33 Fildyke Road, Meppershall, SG17 5LT

£850,000

A substantial, extended and beautifully presented four bedroom detached residence, benefitting from ample parking and a triple garage in a plot of 0.24 of an acre.

The current owners bought this property approximately 10 years ago and have extended and improved it significantly during this period. The spacious accommodation includes a large reception hall, cloakroom, generous sitting room, family room, stunning open plan kitchen/dining room, utility room with marble tiled flooring and quartz work surface. To the first floor there is a galleried landing, master suite comprising dressing room and an en-suite, three further bedrooms and family shower room. Externally the property offers a significant amount of off road parking in addition to the triple garage which could also be utilised as a gym, home office or hobbies area if required. The property sits on a generous plot of 0.24 of an acre.

Meppershall is a well regarded village with shops for day to day needs, including a bakery, general store and post office, a lower school and a pre-school & toddler group. Nearby Shefford provides a larger selection of shopping facilities and further schooling including Samuel Whitbread Upper School. Neighbouring towns of Hitchin and Letchworth provide regular and fast mainline train services to London Kings Cross, together with more comprehensive shopping and recreational facilities. The nearest railway station is at Arlesey (about 4 miles). There are regular bus services to Hitchin, Bedford and Luton. The A1(M) junction 10 (about 8 miles) can be accessed via the A507.

ACCOMMODATION

ENTRANCE PORCH

RECEPTION HALL

CLOAKROOM 5'3" x 5'1" (1.60m x 1.55m)

SITTING ROOM 25'1" x 15'11" (7.65m x 4.85m)

KITCHEN/DINING ROOM 30'5" x 17'1" (9.27m x 5.21m)

FAMILY ROOM 17'1" x 11'5" (5.21m x 3.48m)

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE 16'7" x 15'11" (5.05m x 4.85m)

DRESSING AREA 8'1" x 7'8" (2.46m x 2.34m)

EN-SUITE 8'1" x 7'7" (2.46m x 2.31m)

BEDROOM TWO 11'5" x 11' (3.48m x 3.35m)

BEDROOM THREE 11'3" x 10'1" (3.43m x 3.07m)

BEDROOM FOUR 8'3" x 8' (2.51m x 2.44m)

FAMILY SHOWER ROOM 8' x 5'7" (2.44m x 1.70m)

EXTERNALLY

DRIVEWAY

GARDEN

0.24 of an acre.

TRIPLE GARAGE

Overall internal measurement of each garage is approximately 18'11" x 12'10"

TENURE

Freehold

EPC

EER: D

**FLOORPLAN AND BROCHURE
DISCLAIMER**

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

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

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.





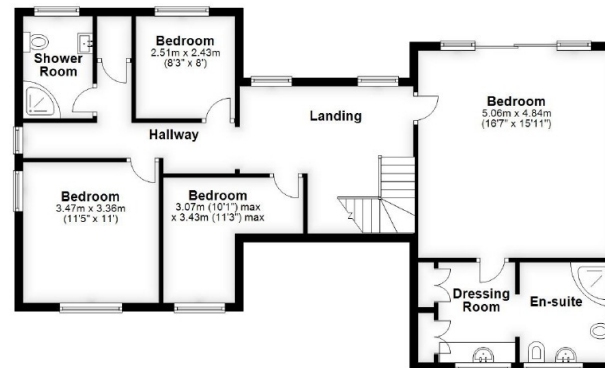




Ground Floor
Approx. 202.1 sq. metres (2175.4 sq. feet)



First Floor
Approx. 91.0 sq. metres (980.0 sq. feet)



Total area: approx. 293.1 sq. metres (3155.4 sq. feet)



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putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

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