



PUTTERILLS

est. 1992

65 Fildyke Road, Meppershall, SG17 5LU

Guide price £650,000

An extended and exceedingly spacious five bedroom detached residence on a generous plot with a double garage.

The current owners have owned the property for over thirty years and have extended and improved the property over this period. The extensive accommodation includes four reception rooms, dining room, large conservatory and cloakroom, as well as five bedrooms, en-suite shower room and family bathroom. Externally the property enjoys a wrap around garden measuring 0.17 of an acre, parking provided by a driveway leading to a double garage. The property is offered for sale with no forward chain.

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.

ENTRANCE HALL

KITCHEN 17'1" x 8' (5.21m x 2.44m)

PLAYROOM 11'11" x 7'10" (3.63m x 2.39m)

SITTING ROOM 21'9" x 12'8" (6.63m x 3.86m)

STUDY 8'2" x 6'4" (2.49m x 1.93m)

CLOAKROOM 8' x 4'1" (2.44m x 1.24m)

CONSERVATORY 11'7" x 10'3" (3.53m x 3.12m)

FIRST FLOOR

BEDROOM ONE 12'4" x 11'4" (3.76m x 3.45m)

EN-SUITE

BEDROOM TWO 11' x 10'2" (3.35m x 3.10m)

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

BEDROOM FOUR 9'1" x 8'3" (2.77m x 2.51m)

BEDROOM FIVE 8'4" x 8'1" (2.54m x 2.46m)

BATHROOM 9'5" x 7'11" (2.87m x 2.41m)

EXTERNALLY

DRIVEWAY

DOUBLE GARAGE 17'9" x 17'8" (5.41m x 5.38m)

GARDEN

Plot of 0.17 of an acre.

TENURE

EPC

EER:

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.

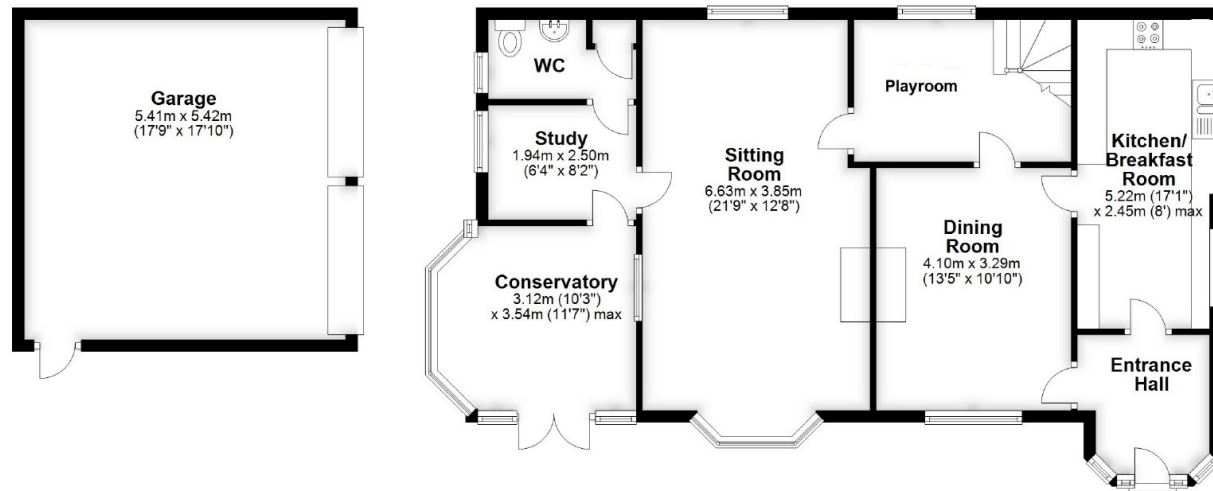






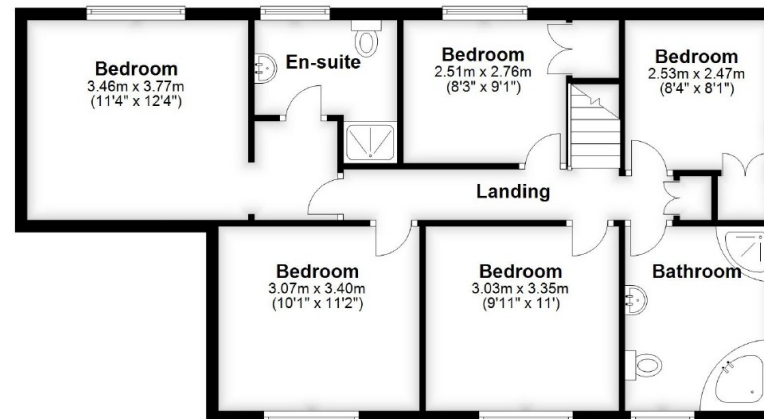
Ground Floor

Approx. 113.7 sq. metres (1224.1 sq. feet)



First Floor

Approx. 73.0 sq. metres (785.8 sq. feet)



Total area: approx. 186.7 sq. metres (2009.9 sq. feet)



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