



HIGHWAYS, CHURCH PATH
LITTLE WYMONDLEY



Highways, Church Path

Little Wymondley

Hertfordshire SG4 7JE

Guide Price £750,000

Professionally extended, redesigned and refitted to a high standard, this stylish 4 bedroom 3 bathroom semi detached home with superb plot has much to offer!!

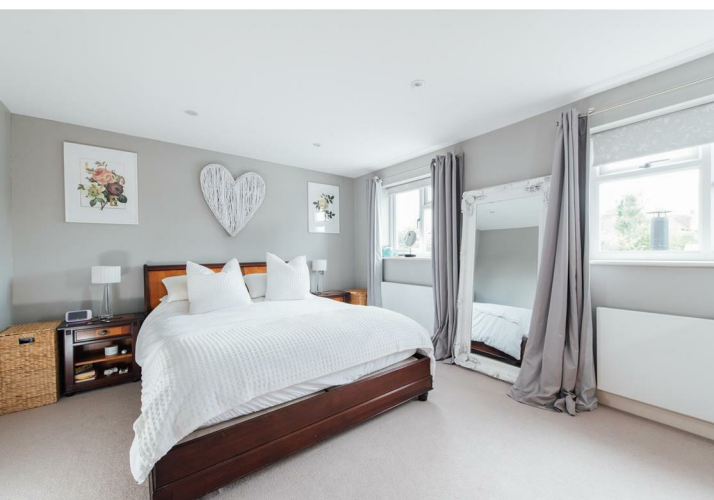
Purchased as a project the current owners have transformed this property with vision and at huge cost creating their ideal home. Accommodation is now spread over three levels and extended to the rear. The bespoke kitchen/living room with under floor heating and part vaulted ceiling is a stunning room to the rear of the ground floor. Sitting room/ second dining space, cloak and a utility room complete the ground floor. On the first floor three bedrooms and two bathroom facilities. The second floor has a beautiful master bedroom suite/ guest suite complete with bathroom.

Externally, parking for 4 cars on the front driveway. South West facing garden extending some 150ft laid to lawn with large playroom/ home office.

A stunning home with great market appeal !!!!

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance door with frosted double glazed side panel, opening to:-

Hall

Natural stone tiled floor. Radiator. Stairs to first floor with cupboard beneath housing gas fired boiler (not tested). uPVC double glazed window to side. Door to Inner Hall.

Inner Hall

Cupboard housing heating system. Natural stone tiled floor. Radiator. Cloaks cupboard. Doors to Utility Room, Dining Room, Cloakroom and Kitchen/Family Room.

Cloakroom

Fitted with a white suite comprising low level W.C and washbasin. Towel radiator. Natural stone tiled floor.

Utility Room

Fitted with a range of floorstanding and wall mounted shaker style units. Rolled edge worksurfaces. Stainless steel sink unit with drainer and mixer tap. Space to stack a washing machine and tumble dryer. Part tiled walls. Radiator. Stable door to side.

Dining Room

14'5" x 11'7" (4.39m x 3.53m)

Tiled floor. Fireplace with wooden mantle. Radiator. uPVC double glazed window to front. Part glazed double doors to Hall.

Kitchen/Family Room

25'0" x 15'11" (7.62m x 4.85m)

Fitted with a high spec range of floorstanding and wall mounted shaker style units with drawers, open display shelving and a fabulous island unit with breakfast bar. Extensive granite worksurfaces with matching upstand. Dual butler sink with waste disposal. Integrated microwave (not tested). Integrated oven (not tested). Integrated dishwasher (not tested). Recess and gas connection point for a range style cooker with extractor over (not tested). Space for American style fridge freezer. Integrated wine fridge (not tested). Part vaulted ceiling. Velux rooflights. Woodburner (not tested). Natural stone tiled floor. Recessed spotlights and pendant lighting. uPVC double glazed window to rear. uPVC double glazed French doors and matching side window opening on to the Westerly aspect rear garden.

ON THE FIRST FLOOR

Landing

Radiator. Stairs to Second Floor. uPVC double glazed window to side. Doors to Bedrooms 1, 3, 4 and Family Bathroom.

Bedroom One

15'11" x 11'9" (4.85m x 3.58m)

Radiator. Recessed spotlights. Two uPVC double glazed windows to rear. Door to En-Suite.

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, washbasin and tiled walk-in shower enclosure. Part tiled walls. Heated towel radiator. Recessed spotlights.

Bedroom Three

9'9" x 9'2" (2.97m x 2.79m)

Radiator. uPVC double glazed window to front.

Bedroom Four

9'9" x 8'2" (2.97m x 2.49m)

Built-in storage cupboard. Radiator. uPVC double glazed window to front.

Family Bathroom

Fitted with a white suite comprising low level W.C, washbasin set into a granite worksurface with storage cupboards beneath, and bath with shower over (not tested) and glazed screen. Part tiled walls. Extractor fan. Heated towel radiator. Recessed spotlights. uPVC double glazed window to side.

ON THE SECOND FLOOR

Bedroom Two

16'3" x 11'5" (4.95m x 3.48m)

Radiator. Various eaves storage cupboards. Recessed spotlights. Velux windows to front and rear. Open to:-

En-Suite Bathroom

Fitted with a white suite comprising low level W.C, washbasin set in vanity unit with storage beneath and freestanding claw foot bath. Part tiled walls. Heated towel radiator. Eaves storage cupboard. Recessed spotlights. Velux window to side.

OUTSIDE

At the Front

The front garden is blockpaved to provide off-street parking for several cars. Gated pathway at the side provides access to the rear garden. Wooden bin storage. Brick walling and established shrub screening to boundaries.

Rear Garden

Westerly aspect natural stone sun terrace adjacent to the rear of the property. Pathway leading to an lawn with borders of trees, flowers and shrubs. Timber shed and large playroom/office. Enclosed by panelled fencing and mature hedges offering a good degree of privacy.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative

purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

FLOOR AREA

TBC. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

EPC RATING

Current E; Potential C.

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

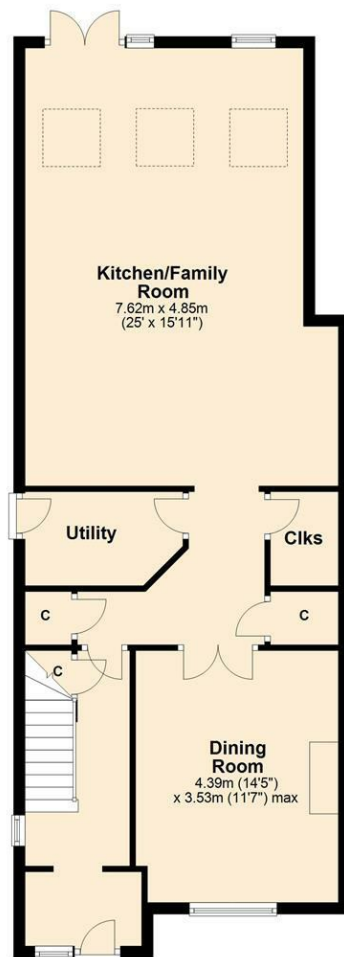
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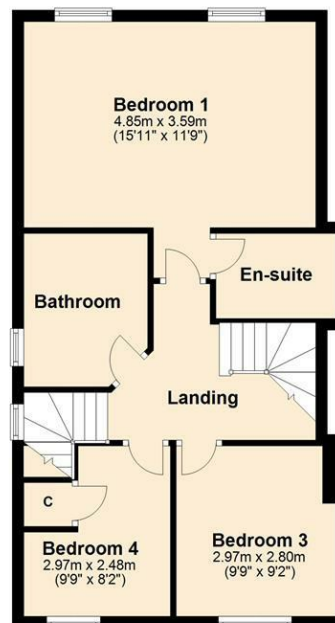




Ground Floor



First Floor



Second Floor

