



Priory View, Hitchin

CHANDLERS



# 6 Priory View

Little Wymondley, Hitchin, SG4 7HG

Price £475,000



3 Bedrooms



1 Bathrooms



2 Reception Rooms



EPC Rating Band D

A rare opportunity to purchase this heavily extended three bedroom semi detached bungalow, offered chain free and located on a sought after road within the highly desirable village of Little Wymondley.

Internally the property briefly comprises of, a spacious entrance hallway which has doors into the large main bedroom, the second bedroom (currently used as as office), a four piece bathroom and the dining room. The dining room has a skylight window, double doors into the galley kitchen and opens into the lounge (extension). The lounge has French doors out to the secluded rear garden and a door into the further bedroom.

Outside the home benefits from a large rear garden with a patio seating area stepping down to a lawn and a path to the side stretching to the rear where you have the outside garden room which is fully insulated with power and lighting, making it an ideal separate office space or home gym. A pathway to the side of the home gives access to the garage and leads to the front where you have a spacious driveway and front garden.

Little Wymondley offers a tranquil countryside lifestyle supported by essential local amenities and a close-knit community. The village retains its historic charm, with a welcoming social scene centred around two popular pubs, access to outdoor recreation, and everyday services close at hand. It is also well regarded for its highly desirable local school, adding to its appeal for families. For a wider range of shopping, entertainment, and specialist facilities, Hitchin and Stevenage are easily reached by car or bus.

(EPC D - North Hertfordshire Council - Council Tax Band E)



- Extended three bedroom semi detached bungalow
  - Highly sought after Little Wymondley village
  - Entrance Hallway
  - Three double bedrooms
  - Four piece bathroom
  - Dining room with skylight windows
  - Kitchen and lounge
  - Private rear garden with garden room ideal as an office or gym
  - Garage and driveway
  - CHAIN FREE
- 











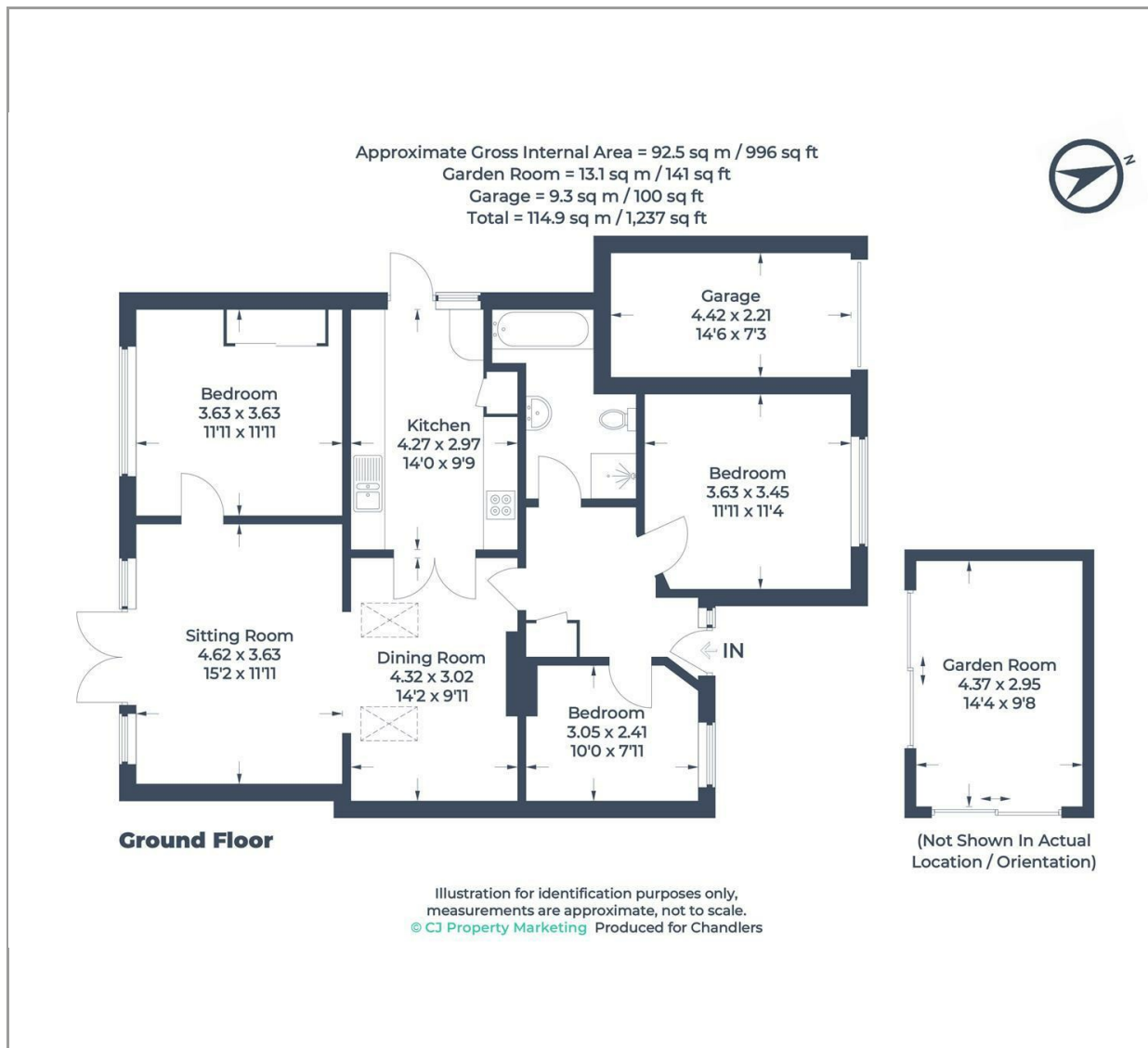












### Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

### Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band E
- Tenure – Freehold
- Mains Gas, Water, Electricity



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 68      | 76        |
| EU Directive 2002/91/EC                     |         |           |