



Tower Close, Hitchin

9

CHANDLERS

# 9 Tower Close

Little Wymondley, Hitchin, SG4 7JG

Guide Price £475,000



3 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band

Guide price £475,000 - £500,000 \* An opportunity to purchase a beautiful family home, thoughtfully improved and heavily extended, located on a desirable road within the quaint village of Little Wymondley.

Internally the home comprises of a spacious entrance hallway which gives access into the extended lounge with log burner and French doors out to the rear garden, a WC plus a separate downstairs shower room and a beautifully modernised kitchen/diner which opens through into a spacious conservatory.

Upstairs you have a large landing and access to all three of the double bedrooms, the main bedroom giving access into the huge en-suite (which forms the upper level of the double story extension).

Outside you have a large rear garden with a patio seating area, which steps up to the lawn and has a further seating area to the rear underneath the pretty pergola. You also have back access via a right of access through the neighbours garden and comes complete with a driveway to the front for one car (which could be extended to accommodate more).

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 the popular pub, 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.

(North Herts Council - Council Tax Band C - EPC tbc)



- Guide price £475,000 - £500,000
- Heavily extended three bedroom family home
- Highly desirable Lvillage location
- Entrance hallway with wc and separate downstairs shower room
- Extended lounge with log burner
- Large re-fitted kitchen/diner
- Conservatory
- Three double bedrooms with large en-suite to master
- Large rear garden
- Driveway to the front plus ample on street parking

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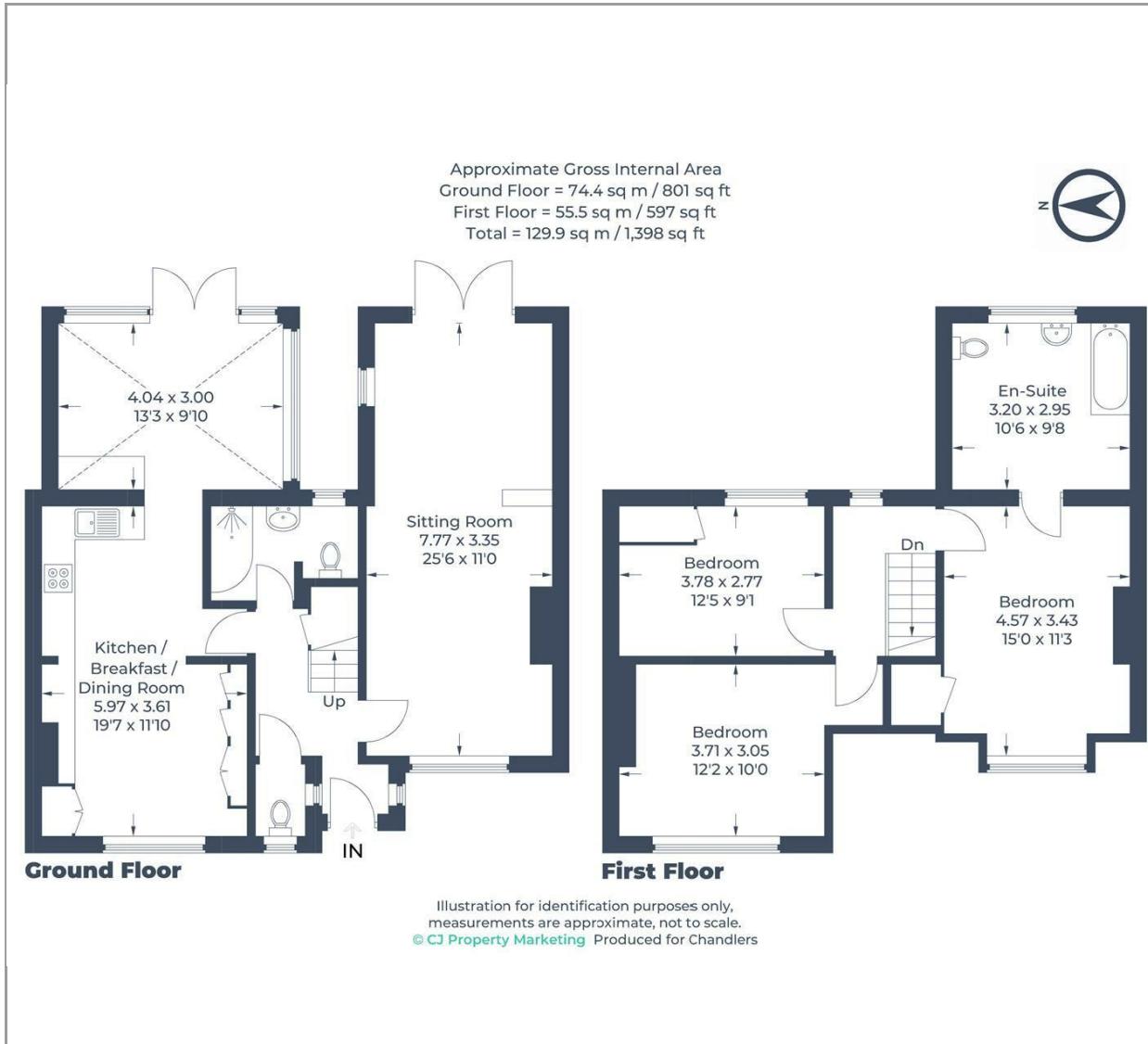












### Disclaimer

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 Herts
- Council tax Band C
- 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		
England & Wales		EU Directive 2002/91/EC