




PUTTERILLS
— est. 1992 —

Guide Price £415,000

Waterlow Mews, Little Wymondley, Hitchin, Hertfordshire, SG4 7HL

Freehold

PROPERTY SUMMARY

This contemporary 3-bedroom house in Waterlow Mews, Little Wymondley, is a comfortable home designed for modern living. The ground floor features a sleek kitchen and well proportioned living room, ideal for entertaining or family time. Upstairs, the spacious master bedroom and two additional well-sized rooms offer versatility for families or home office needs.

The property includes two high-quality bathrooms, one being an en-suite to the master bedroom and a low-maintenance garden, perfect for outdoor relaxation. With off-street parking, a garage, and excellent transport links via the A1(M), convenience is assured. Located in a tranquil yet well-connected area near Hitchin, it offers easy access to amenities, schools, and leisure options.

3



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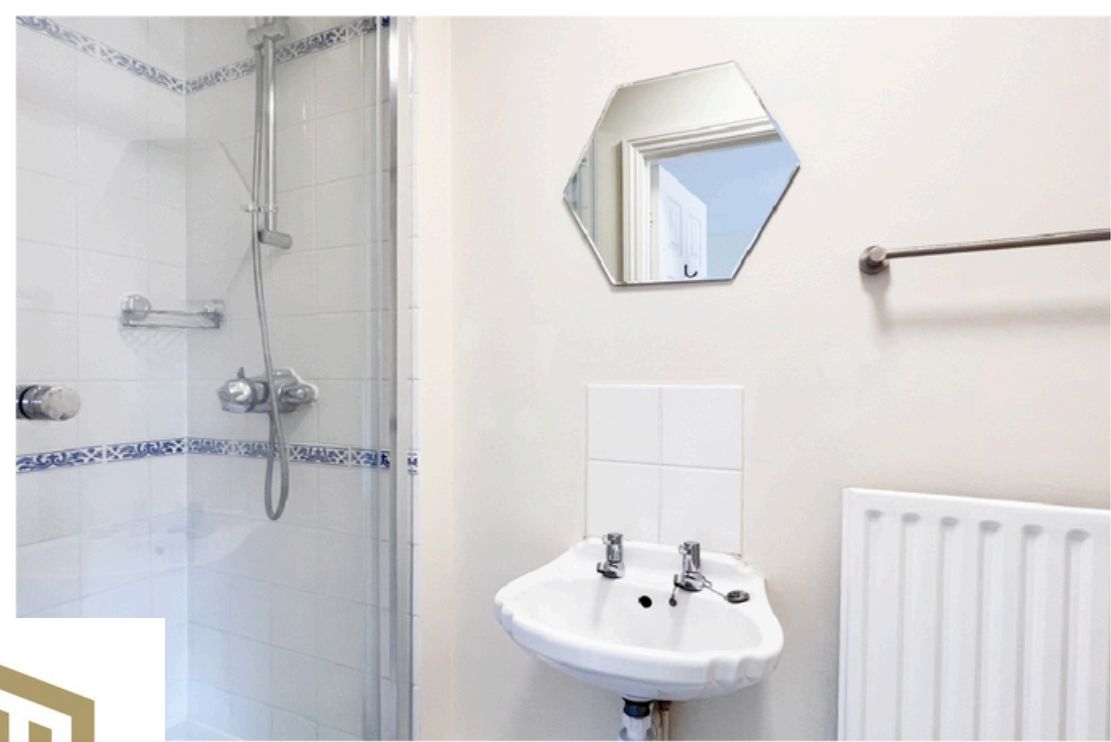


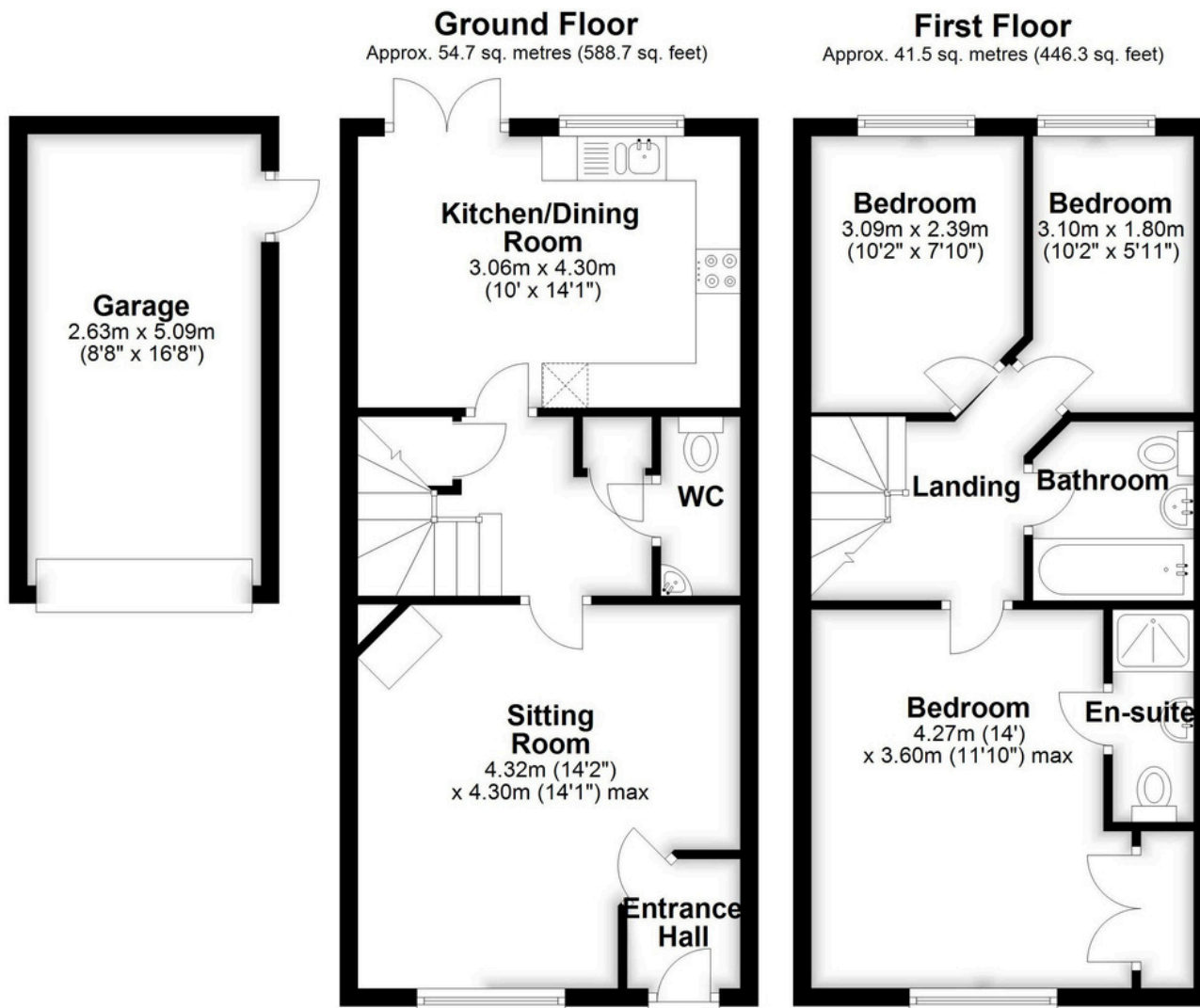












Total area: approx. 96.2 sq. metres (1035.0 sq. feet)

LOCAL AUTHORITY
North Herts
TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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