



PUTTERILLS

est. 1992



**Church Green, Gt. Wymondley**  
**Guide Price £1,250,000**  
**Freehold**

# PROPERTY SUMMARY

This exceptional 4-bedroom, 4-bathroom property in the picturesque village of Gt. Wymondley, Hitchin, has been extensively renovated and extended, offering over 2300 sqft of luxurious living space. Highlights include a state-of-the-art kitchen/diner, a cosy sitting room with a log burner, a garden room, and a south-facing landscaped garden. The principal bedroom boasts a dressing room, en-suite, and patio doors leading to the garden, while two additional en-suite bedrooms provide privacy and comfort.

A versatile workshop complements the home, and a large carriage driveway provides ample parking. Situated just 2 miles from the centre of Hitchin, the mainline train station, amenities, schools, shops and leisure facilities are all within easy access. Hill Brow is a home with modern features, a flexible layout in an idyllic setting.

4



4



3































**Hillbrow, Church Green**  
 Approximate Gross Internal Area = 220.4 sq m / 2372 sq ft

LOCAL AUTHORITY  
 Hertfordshire

TENURE  
 Freehold

COUNCIL TAX BAND  
 E

VIEWINGS  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.

**Under the estate agency act 1979**

Please note that the property is being sold by an employee of Putterills.



OFFICE ADDRESS

Putterills Hitchin  
 60 Hermitage Road  
 Hitchin  
 SG5 1DB

CONTACT DETAILS

01462 632222  
 hitchin@putterills.co.uk  
 www.putterills.co.uk