

Maytree Lodge

37 Wymondley Road, Hitchin, Hertfordshire, SG4 9PR





Maytree Lodge

Guide Price £1,250,000

A fully renovated and extended four double bedroom detached house, situated on Wymondley Road. Beautifully presented throughout, built in 1933, Maytree Lodge has been subject to a full restoration, remodel and extension programme, to an exceptional standard, by the present vendors.

Accommodation

Maytree Lodge has versatile accommodation of 2589 sq.ft., including a sitting room, a playroom/snug, a study and a stunning open plan kitchen/dining room, with a separate utility room.

To the first floor, there are four double bedrooms, en-suite to the master bedroom, and a family bathroom. Outside, there is gated off road parking and professionally landscaped gardens, with a large detached garden studio.

Location

Situated in the sought after SG4 9 postcode, Maytree Lodge is located just 0.9 miles from Hitchin train station where trains, to Kings Cross, take approximately 30 minutes.

Hitchin Town Centre is just 0.7 miles away with variety of highly regarded schools, supermarkets, independent shops, cafes and restaurants.

Specification

Maytree Lodge has a wonderful blend of original and contemporary features throughout. There are original Art Deco fireplaces, bay windows and door furnishings.

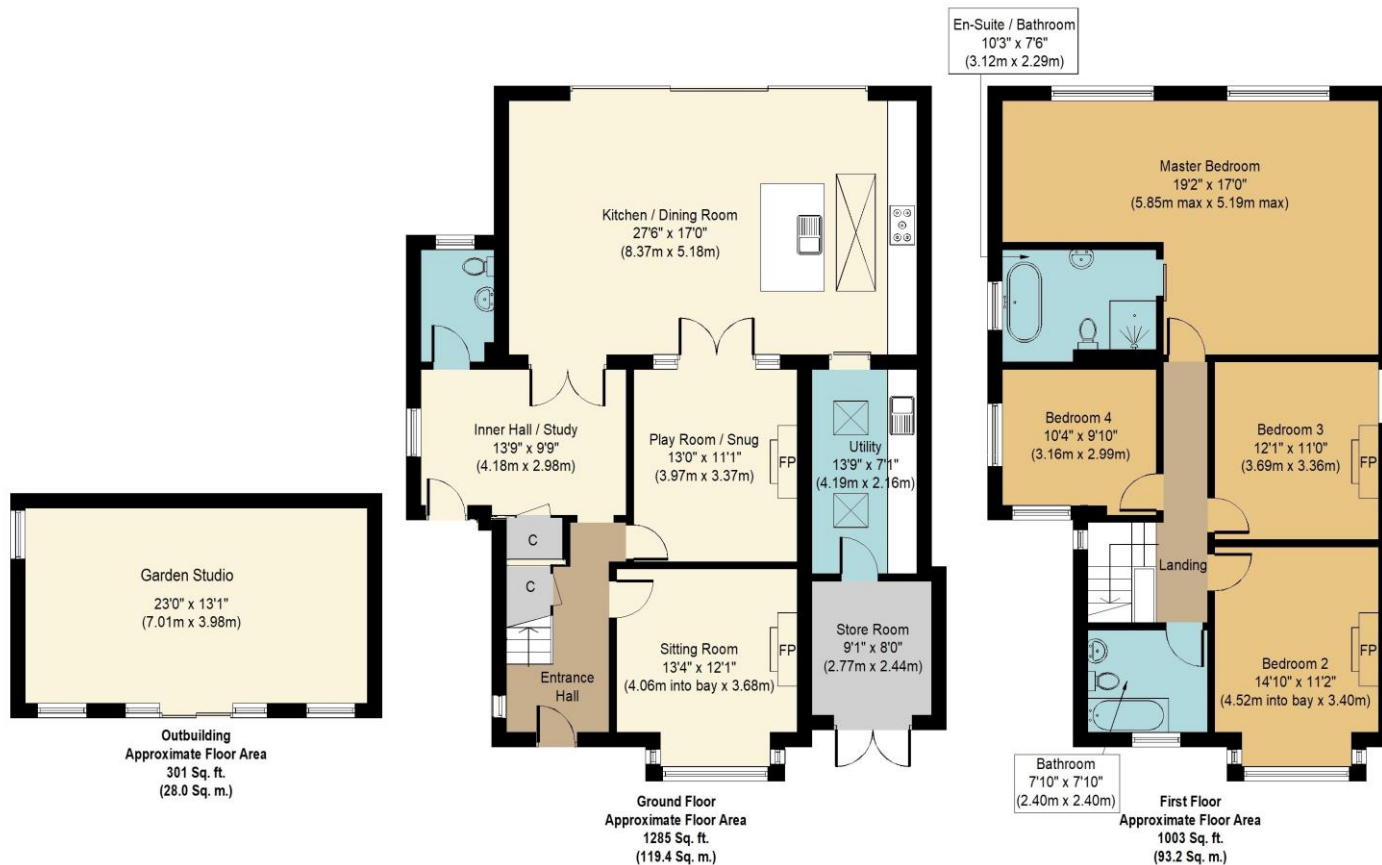
The family bathroom, master en-suite and ground floor cloakroom are all fitted with C.P. Hart designer bathroom suites.

The solid wooden kitchen has integrated Siemens appliances, along with Blanco sinks and Aston Matthews taps.

There is underfloor heating, to the kitchen/dining room, with bespoke full height sliding glazed doors opening to the rear garden patio.



Call Gavin Mills to arrange a viewing on **07971 807 341**

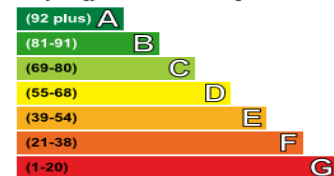


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	80

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Gavin Mills



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.