



Grimstone Road, Little Wymondley, Hitchin

AGENT HYBRID

Agent Hybrid is thrilled to introduce this beautifully modernised and extensively extended three-bedroom end-of-terrace home, located on a highly sought-after road in the charming village of Little Wymondley. Set just around the corner from the popular Wymondley Junior and Infant School, this property is perfect for families.

Upon entering, you are welcomed by a spacious hallway adorned with oak flooring that seamlessly flows throughout the ground floor. The hallway provides access to the lounge, kitchen/breakfast room and utility room, which is fully equipped with plumbing for a washing machine and tumble dryer, and features its own entrance to both the front and back for added convenience and access into the garden. The living room is bright and airy, featuring a log burner in the fireplace, and opens up to the dining room, creating a lovely open-plan feel. The dining area offers ample space for a large table and chairs, with a window and French doors that lead out to the rear garden. A doorway from the dining room leads into the modern kitchen/breakfast area, fitted with sleek base and eye-level cabinets, integrated microwave, dishwasher, cooker, stainless steel sink, and granite countertops as well as space for a small table and chairs.

Upstairs, a light-filled landing leads to all three generously sized double bedrooms. Bedroom three forms part of the double-story extension, while the separate WC and high-specification bathroom are finished with stylish quartz details and half-tiled walls.

The rear garden, approximately 80 feet in length, features a spacious decked seating area, a lawn, and a dedicated gym/office space at the rear, ideal for working from home or personal fitness. At the front, a shingled driveway provides off-road parking for multiple cars, with additional parking available on the street.

This stunning home is highly recommended for viewing!

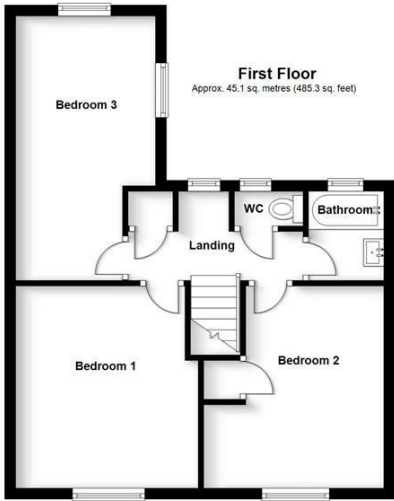
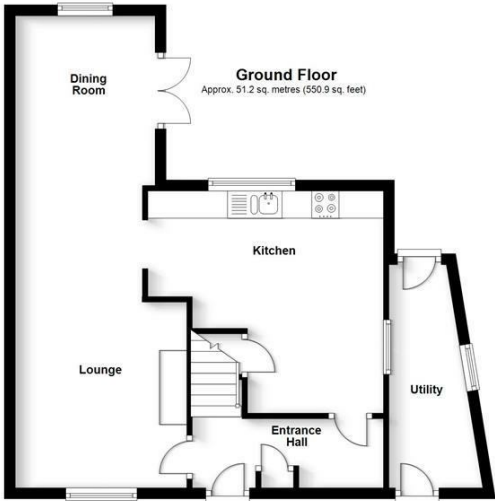
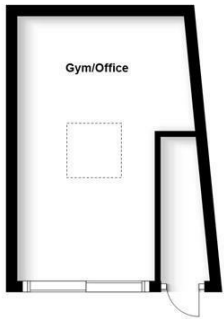
- Entrance Hallway 11'6 x 4'2
- Utility Area - 13'7 x 5'8 max
- Lounge through into the Dining Room - 29'7 long
- Lounge - 10'4 x 11'2
- Central walkway - 6'9 x 6'3
- Dining Room - 10'2 x 8'6
- Kitchen & Breakfast Room - 14'3 max x 13'5 max
- Bedroom 1 - 10'5 x 12'1
- Bedroom 2 - 12'2 x 10'8
- Bedroom 3 - 17'2 x 6'6 increasing to 8'5
- WC - 4'2 x 2'2
- Bathroom - 4'6 x 5'6
- Outside Office/Gym - 16'0 x 8'6 increasing to 10'0





- EXTENDED THREE BEDROOM END OF TERRACE HOME
- SOUGHT AFTER VILLAGE LOCATION
- MODERNISED & RE-FITTED THROUGHOUT
- ENTRANCE HALLWAY & UTILITY ROOM
- LOUNGE WITH LOG BURNER
- SEPARATE DINING ROOM & KITCHEN DINER
- THREE DOUBLE BEDROOMS
- RE-FITTED WC AND BATHROOM
- LARGE 80FT REAR GARDEN WITH GARDEN OFFICE
- SHINGLE DRIVEWAY FOR MULTIPLE CARS





Total area: approx. 96.3 sq. metres (1036.2 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	80
(55-68) D		
(39-54) E		



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