



3 Bedrooms



1 Bath/Shower Room



1 Reception Room



Private Driveway



Landscaped Garden



EPC Band C

Council Tax  
Band: C £1,984.75  
(2024/25)

Local Authority  
North Hertfordshire District  
Council

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**Waterdell Lane, St. Ippolyts, SG4 7QZ**  
**Guide Price £575,000 Freehold**



## Waterdell Lane, St. Ippolyts

A wonderfully presented three-bedroom family home that captures countryside views in the heart of the popular village of St Ippolyts. This home offers modern and spacious accommodation, complemented by a well-presented garden that backs onto the recreational grounds.

- 🏡 Terraced
- 🏡 3 Bedrooms
- 🏡 Open Plan Kitchen/Dining Room
- 🏡 Separate Sitting Room
- 🏡 Wood Burning Stove
- 🏡 Outbuilding/Garden Store
- 🏡 Landscaped Garden

### Description

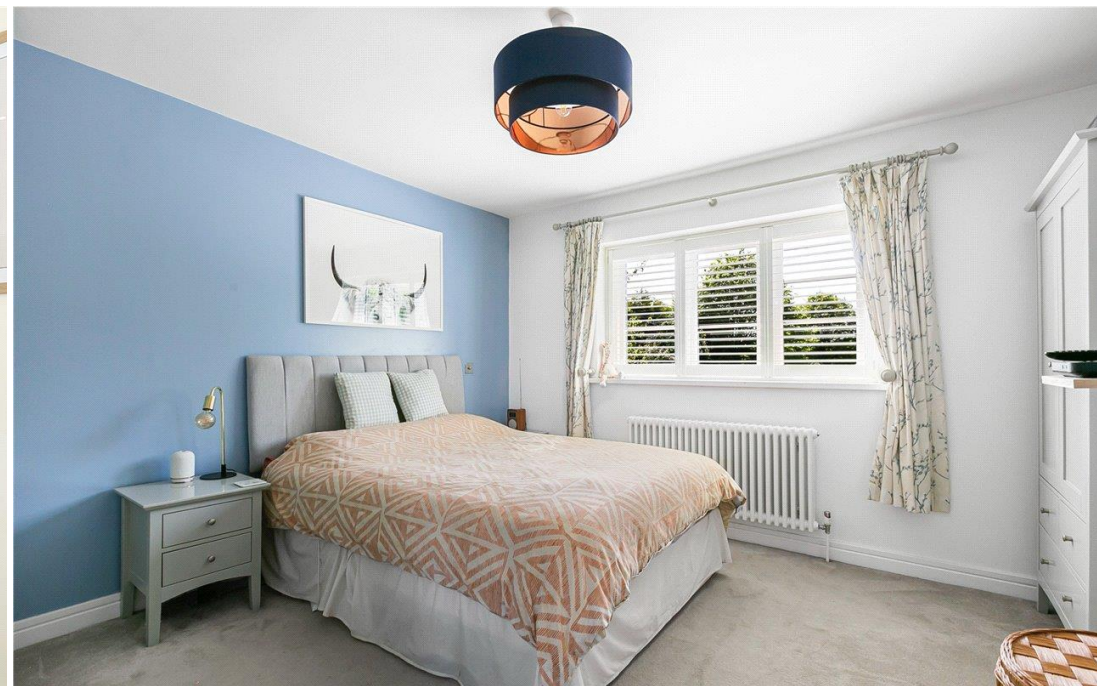
This stunning three-bedroom mid-terrace family home has been completely modernised by the current owners, creating an ideal family home in the popular village of St Ippolyts. The accommodation includes an entrance area, a wonderful open-plan kitchen/dining room, and a separate sitting room with a wood-burning stove and French doors leading to the rear patio. Upstairs, there are three bedrooms and a family bathroom. The front of the property features a driveway providing off-road parking, while the rear boasts a landscaped garden with a useful outbuilding/garden store equipped with power and electricity. Various patio areas, a lawned garden, wooden shed and secure gated access directly onto the recreational ground complete this beautiful home.

### Location

St Ippolyts boasts an excellent primary school, convenience store, church and village hall and there is a pleasant walk through to Gosmore's pub, the Bird in Hand. Nearby Hitchin offers a more comprehensive range of shopping and recreational facilities, excellent schooling, and a train station serving London Kings Cross, Cambridge, and the East Coast main line.

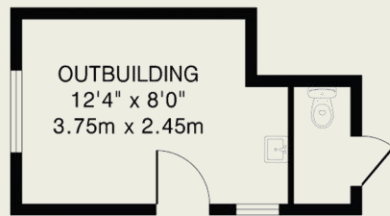




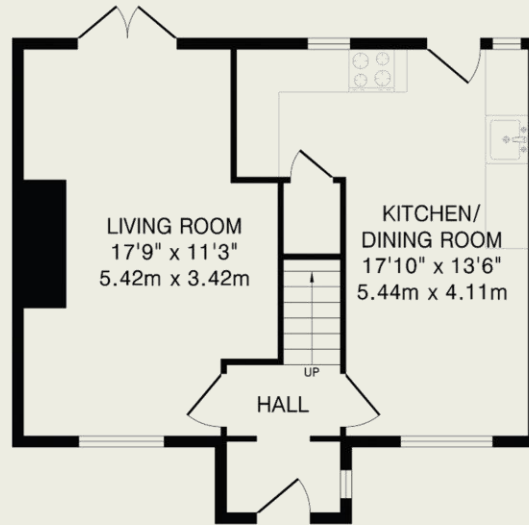


**Important Information**

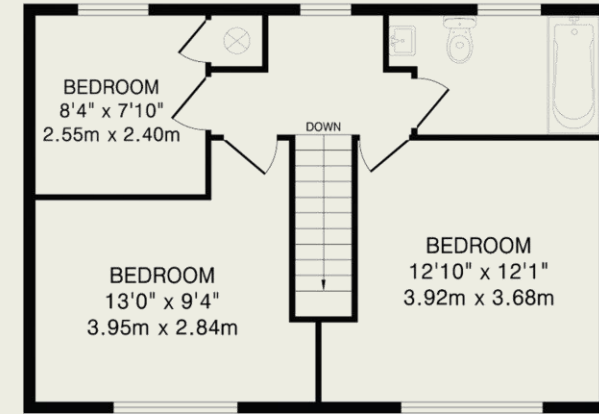
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Outbuilding  
114 sq.ft.(10.6 sq.m)approx.



Ground Floor  
435 sq.ft.(40.4 sq.m)approx.



First Floor  
466 sq.ft.(43.2 sq.m)approx.

TOTAL FLOOR AREA: 1015 sq.ft.(94.2 sq.m)approx.

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