



Munts Meadow, Weston, Hertfordshire



## Key features

- Detached home
- Three bedrooms on the first floor
- Fourth bedroom/study on the ground floor
- Overlooking the green
- Kitchen and utility room
- Living room
- Dining room
- Mature good sized rear garden
- Garage and parking
- Close to Weston Primary School
- Scope to extend (STPP)
- No onward chain
- Short drive to Stevenage & Hitchin train stations with fast connections to London Kings Cross and St Pancras.

# The Property

A sought after four bedroom detached home with garage and off road parking located in the popular village of Weston close to Weston Primary School and with easy access to Hitchin and surrounding villages, and excellent road and rail links to London and Cambridge via the A1(M) and several nearby stations.

As you enter the property, you are welcomed by a spacious entrance hall, with doors leading to various ground floor rooms. Immediately to the left is a bedroom that would also work as a home office or snug. The generous living room, flooded with natural light through a large front-facing window, flows seamlessly through double doors into the dining room, perfect for entertaining or family meals

The dining area leads into the (extended) kitchen with window overlooking the rear garden. The original kitchen has been repurposed as a generously sized utility room, offering ample storage and practicality. There is further a WC/shower room and useful under-stairs storage space.

Upstairs, the home continues with three well-proportioned double bedrooms, each offering comfortable living space and flexibility for family life. The 'larger-than-average' master bedroom has dual aspect windows. The family bathroom completes the first floor accommodation. There is further under eaves storage in each of the first floor bedrooms.

The property is set back from the road with a lawned front garden, off-road driveway parking, and a single garage. To the rear, you'll find a mature, private garden with patio area, not overlooked.

Although the property needs some further enhancements, it gives a fantastic opportunity to create a fabulous family home.

Weston is a charming and well-connected village offering a real sense of community. It is surrounded by beautiful countryside walks and only a short drive to Hitchin, Letchworth, and Stevenage, providing excellent railway links to London Kings Cross and St. Pancras.

Families will appreciate the proximity to the highly regarded Weston Primary School (Good by Ofsted) and the nearby (secondary) schools, including those in Hitchin and surrounding areas.

Viewing Highly Recommended and only by appointment with Fullbrook & Floor.

**Guide £775,000**









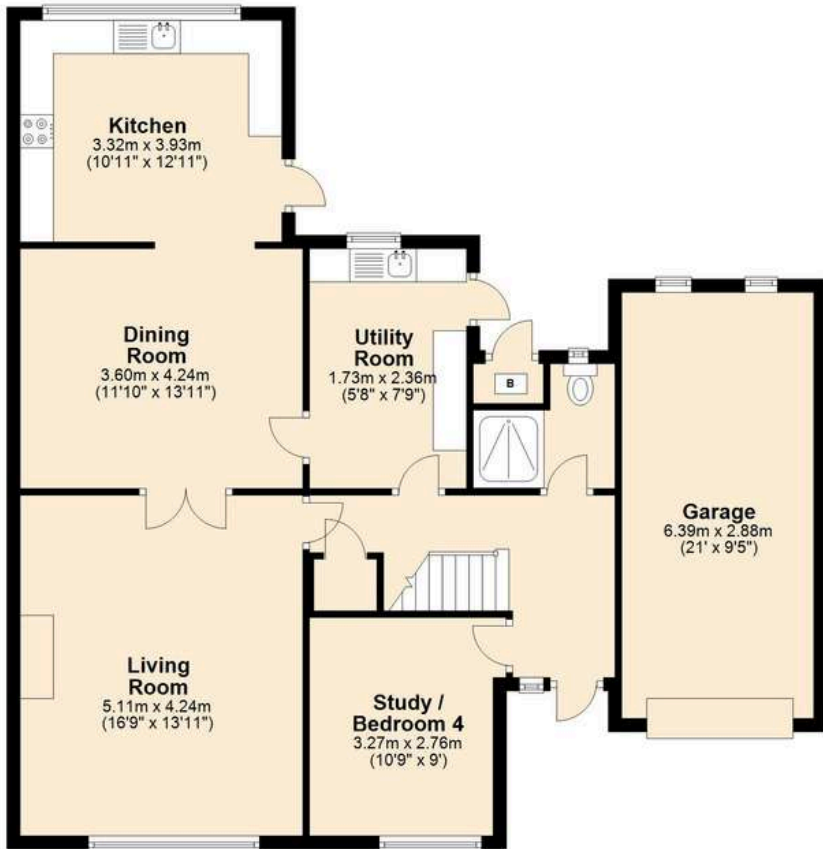






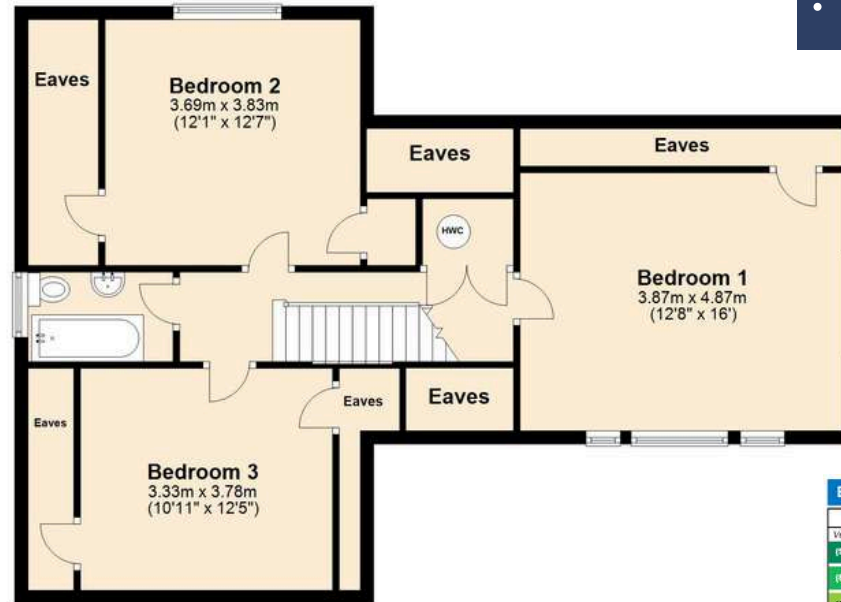
### Ground Floor

Approx. 100.6 sq. metres (1082.3 sq. feet)



### First Floor

Approx. 58.9 sq. metres (633.8 sq. feet)

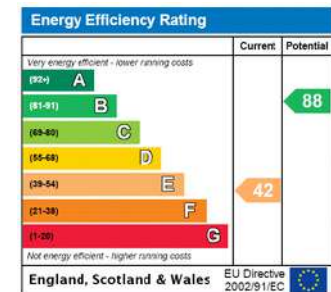


Total area: approx. 159.4 sq. metres (1716.1 sq. feet)

Plan created by Fullbrook & Floor Estate Agents. These measurements are an indication. Total SQFT incl. garage.  
Plan produced using PlanUp.

### What's Nearby?

- Weston Primary School - 0.2 miles
- ATM Motoway - 2 miles
- Chesfield Downs Golf and Leisure Centre - 2.6 miles
- John Henry Newman School - 4.8 miles
- Stevenage Train Station - 5.5 miles
- Hitchin Train Station - 6.3 miles



#### Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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