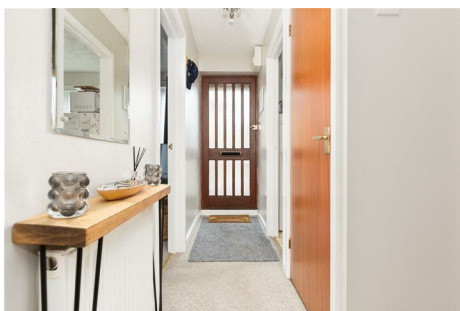




GREENDOOR PROPERTY



39 Wycklond Close Stotfold, Hitchin, SG5 4JP

Welcome to this charming one-bedroom ground floor flat. This property is perfect for individuals or couples seeking a comfortable and convenient living space.

As you enter, you will find a well-proportioned reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat features a spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is well-appointed, ensuring all your needs are met.

The flat benefits from UPVC double glazed windows, which not only enhance energy efficiency but also contribute to a quiet and serene environment. With gas central heating, you can enjoy a cosy home throughout the colder months.

One of the standout features of this property is the allocated parking space, providing you with the convenience of off-street parking in a location where it is often sought after.

Situated close to local amenities, you will find shops, cafes, and other essential services just a short distance away, making daily life both easy and enjoyable.

£875 Per month

39 Wycklond Close

Stotfold, Hitchin, SG5 4JP

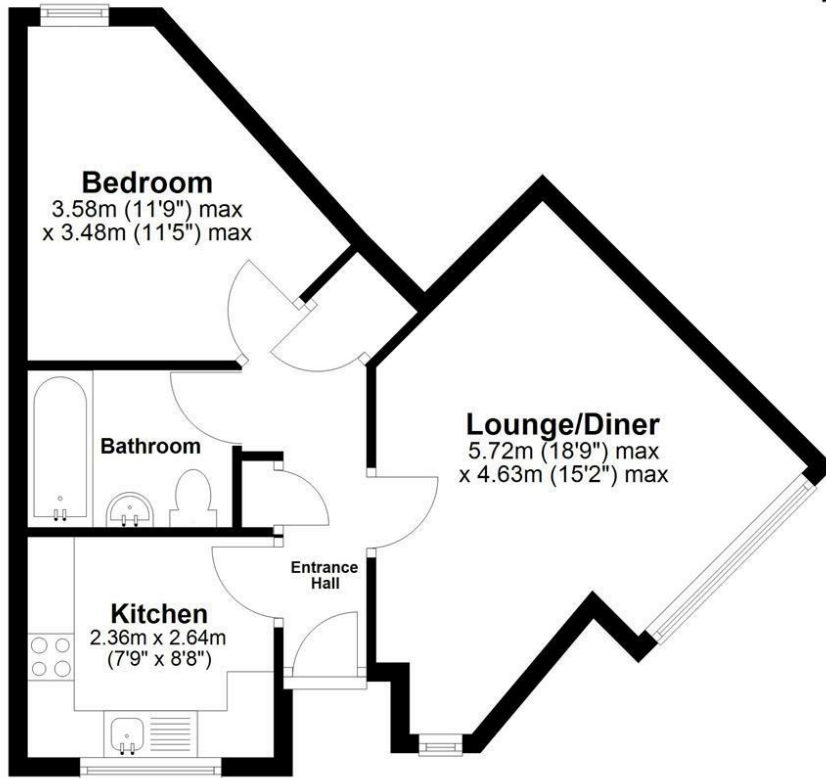


[Directions](#)



Ground Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 40.5 sq. metres (435.8 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-94) A			
(85-91) B			
(79-84) C			
(73-78) D			
(69-72) E			
(65-68) F			
(61-64) G			
Not energy efficient - higher running costs			
England & Wales		75	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-94) A			
(85-91) B			
(79-84) C			
(73-78) D			
(69-72) E			
(65-68) F			
(61-64) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Green Door
3 Maiden Street
Weston
Hitchin Hertfordshire,
SG4 7DG
info@greendoorpm.co.uk
call 01462 510765
www.greendoorpm.co.uk

