



[iwstates.com](http://iwstates.com)

4 Wyddial Bury Mews Wyddial, Hertfordshire, SG9 0EL

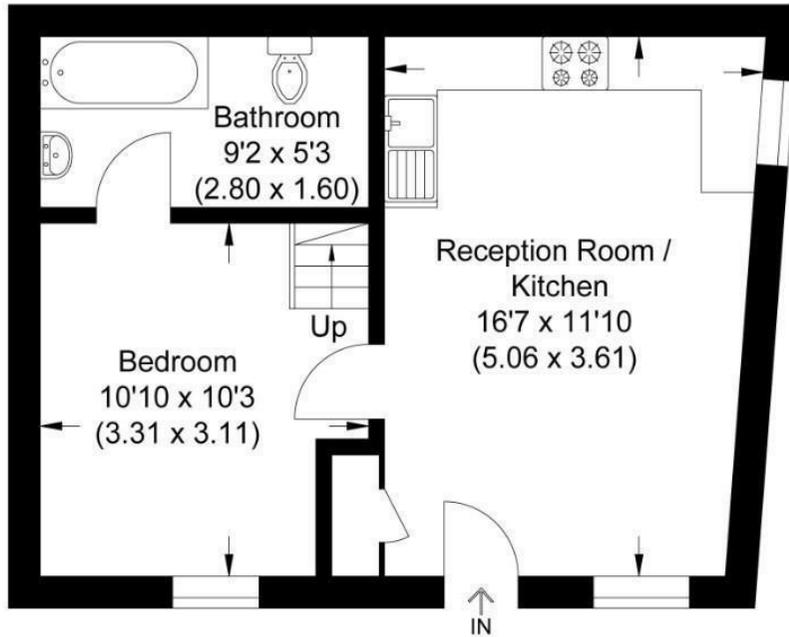
## 4 Wyddial Bury Mews Wyddial, Hertfordshire, SG9 0EL

Asking Price £235,000

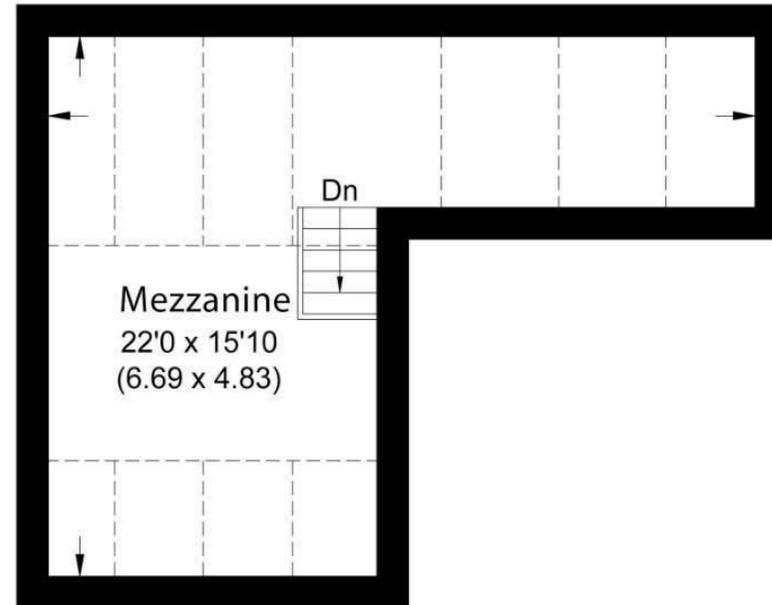
We are pleased to offer this single storey Grade II listed property dating back to 1867 for the first time since its conversion in 2002. The property which has plenty of character and charm benefits from a open plan living area and kitchen, mezzanine storage area and large double bedroom. There is a lovely South West facing garden and communal parking. The property is offered chain free. The property would make an ideal rental with a potential of £1100 PCM.

Approximate Gross Internal Area  
55.25 sq m / 594.70 sq ft

 Restricted Head Height

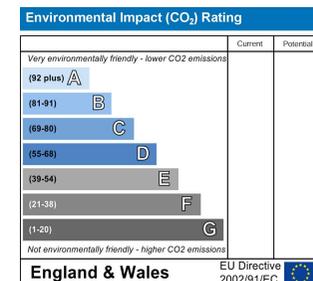
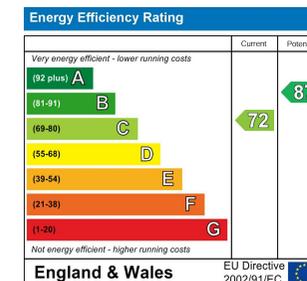


Ground Floor



First Floor  
(Mezzanine Floor)

Illustration for identification purposes only, measurements are approximate, not to scale.



### Entrance

Storm porch canopy. Carriage lamp to side.

### Living Room

Window to front. Radiator. Laminate floor. Vaulted ceiling. Exposed brickwork. Latched and ledged doors to storage cupboard housing recent Logic Max Combi 12 gas fired central heating boiler and bedroom.

### Kitchen Area

Window to side. Range of eye and base level units, inset four ring hob with oven below and stainless steel extractor hood over, inset stainless steel sink. Space and plumbing for washing machine. Space for fridge freezer.

### Bedroom

Window to front. Radiator. Latched and ledged door to en suite bathroom. Piano key staircase to mezzanine. Laminate flooring. Vaulted ceiling.

### En Suite Bathroom

White suite comprising panel bath with shower handset mixer tap, pedestal wash hand basin and low level WC. Radiator. Extractor fan. Fully tiled. Vinyl flooring.

### Mezzanine

Accessed via piano key staircase. Galleried balcony. Wall washer light. Ideal for extra storage, please note there is restricted height and A frame beam dissects balcony area.

### Outside

#### South West Facing Garden

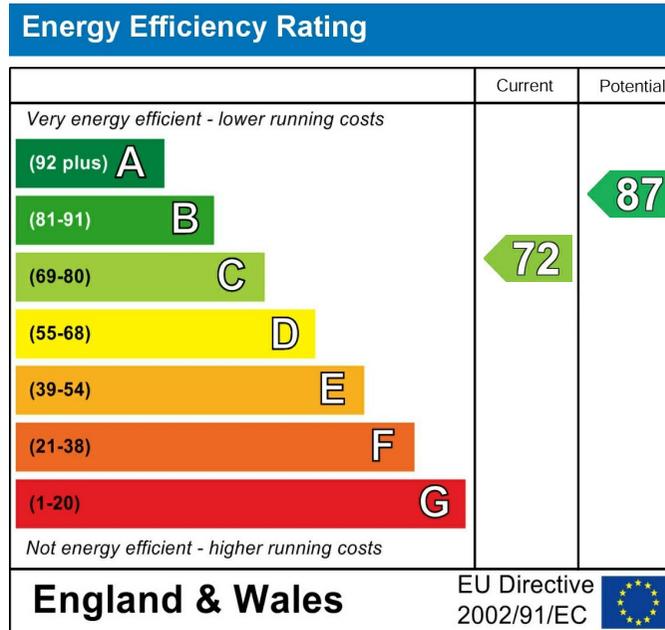
Area laid to patio. Mainly laid to lawn. Additional area adjacent to parking area with garden shed.

### Parking

Communal off road parking area.

### Agents Note

Grazing available by arrangement May 2025



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

