



33 Uplands Avenue • Hitchin • Hertfordshire • SG4 9NH

Offers Over £450,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE SEMI DETACHED BUNGALOW ADDITIONAL LOFT BEDROOM PLEASANT GARDENS

THE PROPERTY

This attractive modern semi detached bungalow has been internally re-modelled, extended to the rear and a loft conversion provides a second double bedroom. The main accommodation is on the ground floor with a very spacious sitting room opening to the dining room, kitchen opening to a breakfast room, double bedroom and bathroom.

The property, constructed of insulated cavity brickwork under a tiled roof (the rear extension has a flat roof), benefits from uPVC double-glazed windows and doors to the ground floor, double-glazed 'Velux' rooflights to the first and gas fired central heating supplied by a boiler located in the roofspace.

THE OUTSIDE

The bungalow stands elevated above the street in a plot measuring approximately 112' by 31'6" (34.1m x 9.6m) overall, behind a split-level walled front garden laid to lawn with lavender border, herbaceous beds and borders and ornamental heathers and shrubs, including a magnolia. The concrete and tarmac driveway provides off-street parking and leads via a pair of gates to the detached garage to the rear.

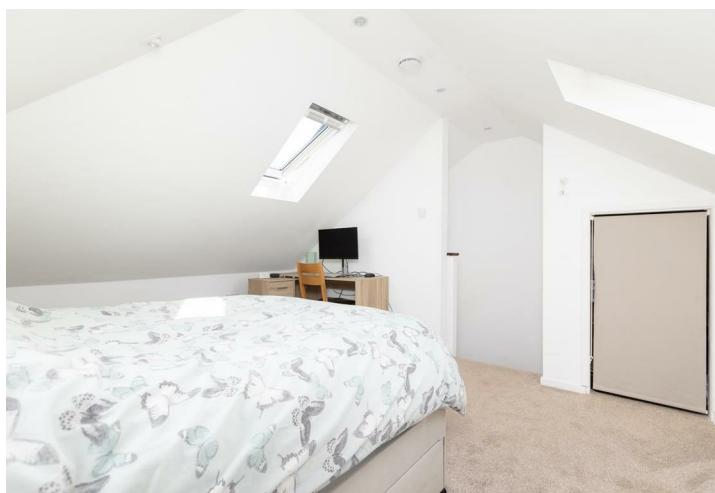
The pleasant rear garden is some 47' (14.4m) in length with a paved patio from which steps lead up to the lawn, herbaceous borders, ornamental shrubs and apple tree. Timber garden shed and gazebo.

THE LOCATION

The bungalow is located in an established residential area on the south-east side of the highly regarded market town of Hitchin in north Hertfordshire and just a mile from both the town centre and the mainline railway station. Hitchin is on the East Coast Mainline with regular services to London running throughout the day. The fastest journeys to St Pancras take just 33 minutes, to Cambridge 32 minutes and Peterborough 40 minutes. Junction 8 on the A1(M) is only a 2.7 mile drive away.

This highly regarded north Hertfordshire market town of Hitchin is often rated as one of the best places to live in the UK. In addition to its attractive historic centre, it offers a wide range of amenities including excellent schools, a shopping centre outstanding in its scope and variety, a fine market, a wide range of pubs and restaurants, leisure facilities and places of worship. The adjoining towns of Letchworth Garden City and Baldock widen the range of facilities yet further.

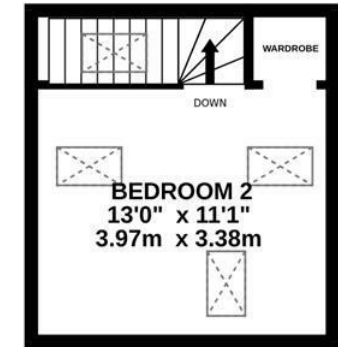
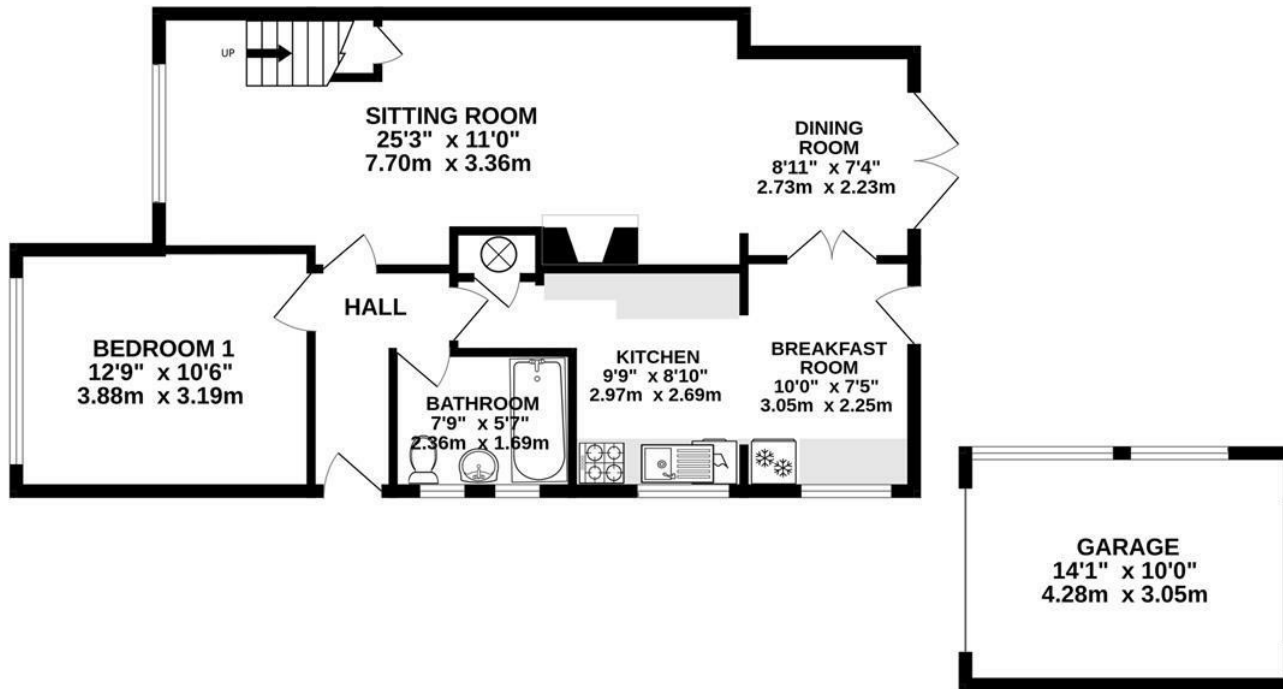






GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR
186 sq.ft. (17.3 sq.m.) approx.



THE FLOOR AREA EXCLUDES THE GARAGE
TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.



TENURE

FREEHOLD

EPC RATING

Band - D

COUNCIL TAX

Currently Band C, but subject to an improvement indicator. The banding may be revised following a sale.

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.
BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.
MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

LOCAL AUTHORITY

North Herts District Council
Gernon Road
Letchworth Garden City
Hertfordshire SG6 3BQ

Tel: 01462 474000

www.north-herts.gov.uk

VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



Charter Whyman

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