



20 Hitchin Road • Weston • Hitchin • Hertfordshire • SG4 7AX

Guide Price £720,000

Charter Whyman

TOWN & VILLAGE HOMES





ATTRACTIVE DETACHED FAMILY HOME SPACIOUS & VERSATILE ACCOMMODATION FINE VILLAGE LOCATION

THE PROPERTY

This attractive individual detached house provides spacious family accommodation. The ground floor includes a large through sitting room, separate dining room, kitchen/breakfast room, utility room and cloakroom/WC. On the first floor, there are 4 bedrooms, with en-suite shower room to the master, a dressing room/study area and a family bathroom.

The house is constructed of a combination of solid brick, insulated cavity brickwork and insulated timber frame under a pitched tiled roof. The property has in the past experienced some slight structural cracking. A survey determined that the culprits were a number of trees, whose roots were drying out the subsoil. These have been removed, and the property stabilised. Full remedial work has been carried out and no further movement has occurred. The house benefits from double-glazing and central heating supplied by an LPG fired boiler.

THE OUTSIDE

The house stands elevated above the road in a plot measuring approximately 98' by 59' (29.9m x 18m) overall. It is screened from the road by a mature hedge and the front garden is laid to lawn with herbaceous beds and borders and a stone chipping patio. The LPG storage tank is located below ground in the front lawn. The block-paved driveway provides off-street parking and leads to the integral garage.

There is a lovely and private rear garden, some 56' (17m) in depth, which is laid to lawn with block paved paths, herbaceous borders and ornamental shrubs, bamboo and trees. There is also a timber garden shed.

THE LOCATION

The property is situated on the western side of the sought-after village of Weston, conveniently located just 3 miles south of Baldock, 3.5 miles from the centre of Letchworth Garden City and less than 5 miles from Hitchin. All three towns offer a wide range of facilities including excellent schools, shopping, leisure facilities and mainline railway stations with regular services to London and Cambridge. Stevenage station is only 5 miles away and offers the fastest services into London of all at just 23 minutes to King's Cross. For drivers, the junction of the A1 (M) and A505 is only a mile and a half away.

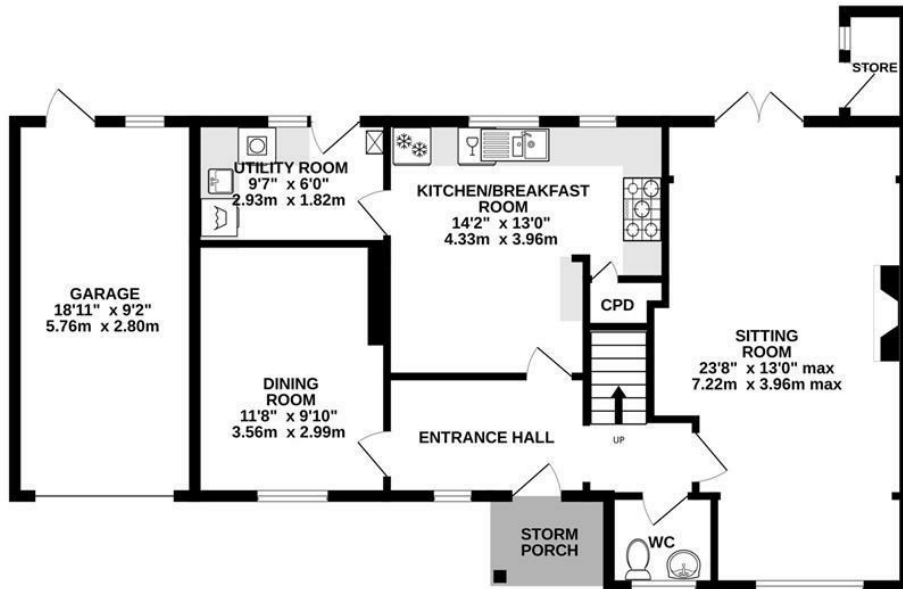
Weston is a thriving community and well served by a village shop/post office, The Cricketers Pub, the primary school, parish church and numerous sports clubs and their facilities.



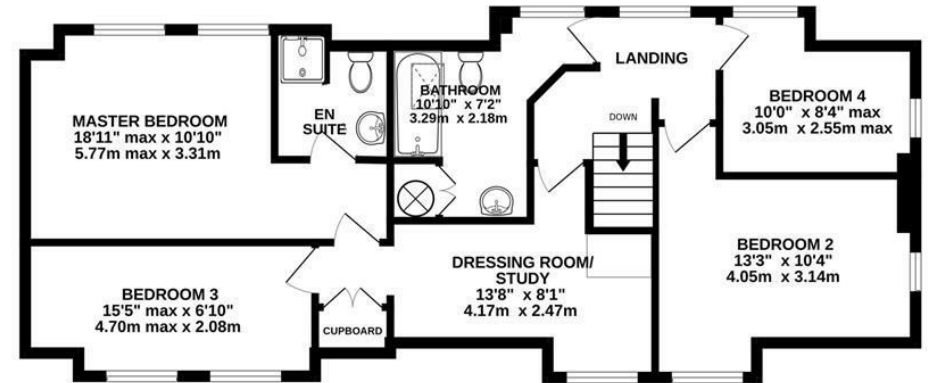




GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



THE FLOOR AREA DOES NOT INCLUDE THE GARAGE OR STORE

TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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.

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TENURE

FREEHOLD

EPC RATING

Band - E

SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.

BROADBAND:

MOBILE COVERAGE:

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.

COUNCIL TAX

Band - G



Charter Whyman

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