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8 Hill View, Rushden, Herts, SG9 0SJ

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Price £650,000

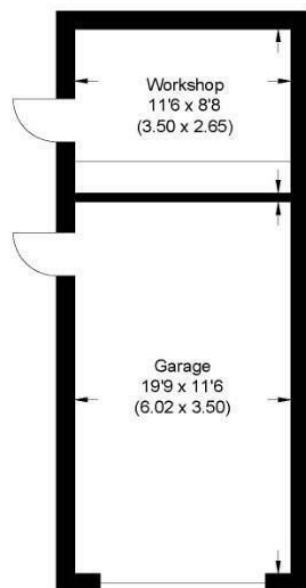
Set in a peaceful, picturesque rural location of Rushden, is this beautiful semi-detached house spanning an impressive 1,313 square feet. The property boasts three spacious double bedrooms, complemented by a versatile study. The ground floor features two inviting reception rooms, ideal for both relaxation and entertaining. A wood-burning stove adds a touch of warmth and charm, creating a cosy atmosphere during the colder months. The property is equipped with a well-appointed bathroom and a separate shower room, ensuring convenience for family living. Set on a generous plot, the house benefits from ample parking, The expansive rear garden, measuring approximately 90 by 50 feet, provides a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The front of the house enjoys stunning views over the North Hertfordshire countryside, the rear of the house over looks the large garden. 20 minutes to Stevenage train station with fast train in to London.

- Rural semi-detached three double bedroom
- Sitting room with log burning stove
- Separate first floor study with views, perfect for working from home
- EPC rating C
- Parking for four vehicles
- Approximate 90ft x 50ft garden
- Large kitchen diner and a seperate utility room
- Downstairs shower room plus large first floor bathroom
- Garage and workshop
- 20 minutes to Stevenage train station with fast train in to London.

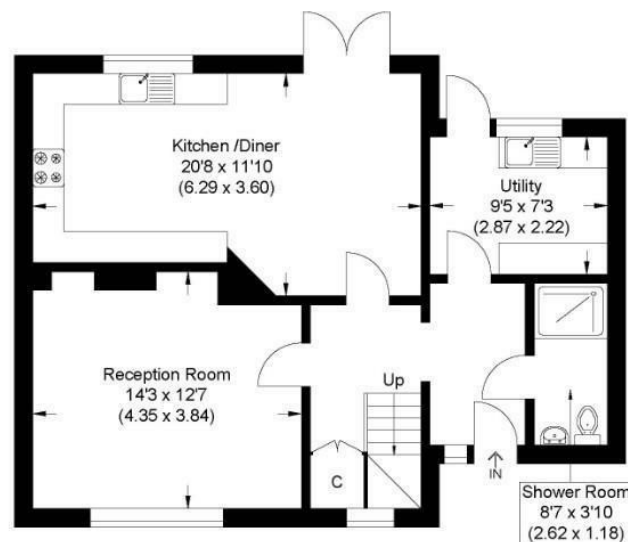
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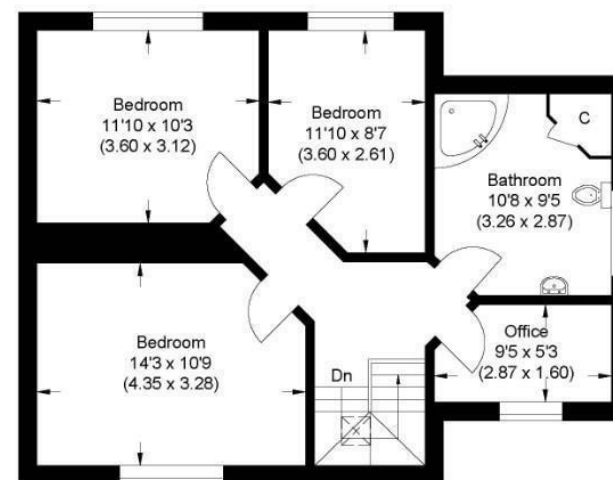
Approximate Gross Internal Area
118.83 sq m / 1279.07 sq ft
(Excludes Outbuilding)
Outbuilding Area 30.87 sq m / 332.28 sq ft



Outbuilding

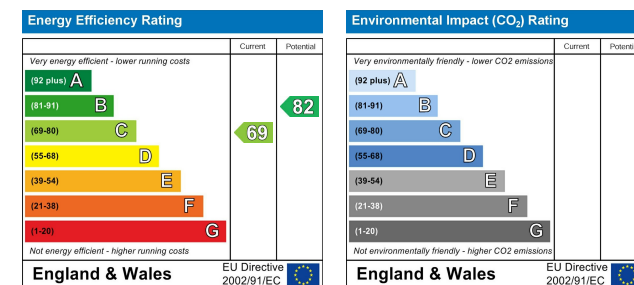


Ground Floor



First Floor

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



Location

Picturesque small village of Rushden and its Conservation Area, mid-way between Baldock and Buntingford in north Hertfordshire and both towns offer a wide range of facilities including shops, schools, pubs and restaurants.

Baldock railway station on the Cambridge to London mainline is just a 5.3 mile drive, Letchworth Garden City, Hitchin, Royston and Stevenage are also within easy reach. Regular train services run throughout the day to London from Baldock, Letchworth, Hitchin and Stevenage. The fastest service from Baldock to London St Pancras takes 42 minutes, from Stevenage to London King's Cross just 23 minutes. From Baldock to Cambridge is 24 minutes.

For drivers, Rushden lies south of the A505 mid-way between the A1(M) and the A10

Entrance

Porch leading to UPVC front door with glazed side panel.

Entrance Hall

Wood effect Karndean flooring. Two radiators. Stairs to first floor. Understairs cupboard. Doors to:

Sitting Room

Wood effect Karndean flooring. Large window to front aspect. Radiator. Wood burning stove.

Kitchen Diner

Comprising of wall and base level units with wood effect countertop over. Stainless steel sink and drainer. Integrated microwave, dishwasher and bin store. Space for fridge / freezer and electric cooker. Extractor over cooker space. Wood effect Karndean flooring. Inset ceiling lights. Window to garden aspect. French doors to dining area leading out to the garden.

Shower Room

Double length walk-in shower. Vanity wash hand basin. Low level flush w/c. Heated towel rail. Wall mirror. Fully tiled. Inset ceiling lights. Extractor fan. Under floor heating. Obscure window to side aspect.

Utility Room

Wall and base level units with countertop over. Stainless steel sink and drainer. Space for washing machine and a tumble dryer. Houses oil boiler. Extractor fan. Window to rear aspect. Door leading to garden. Houses consumer board.

First Floor

Turning stairs to first floor. Window to front aspect.

Landing

Light tunnel. Loft access. (Boarded and with power - no ladder)

Bedroom One

Wall to wall fitted wardrobes. Radiator. Window to front aspect.

Bedroom Two

Wall to wall fitted wardrobes. Radiator. Window to rear aspect. Access to loft. (Partially boarded, with power and ladder)

Bedroom Three

Window to rear aspect. Radiator.

Study

Wood effect flooring. Window to front aspect. Radiator.

Bathroom

Comprising of a corner bath and extensive vanity units with inset wash hand basin and fitted low level flush w/c. Wall mirror. Extractor fan. Inset ceiling lights. Airing cupboard housing hot water cylinder. Chrome ladder style radiator. Obscure window to side aspect. Tile effect Karndean flooring.

Outside**Front Garden**

Mostly laid to lawn.

Driveway

Driveway holds up to four vehicles and leads to the detached garage.

Garage & Workshop

Connected with power and water. Electric door to the garage.

Garden

Patio area to the house. Rises up to the lawn area. Timber shed with power plus two further timber sheds. Greenhouse. Oil tank situated behind the garage along with the rain water harvesting tank which holds 1000 litres which is used to water the garden. Outside tap and power sockets.

Agents Note

Oil central heating.

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.











