

# BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | [belvoir.co.uk](http://belvoir.co.uk) | [@belvoirherts](https://www.instagram.com/belvoirherts)

Gosling Avenue, Offley, Hitchin, SG5 3EP



Guide Price £550,000

Freehold

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Welcome to this charming detached bungalow located on Gosling Avenue, in the sought after village of Offley. This delightful property boasts a spacious layout with reception room, two double bedrooms and a conservatory. Refitted kitchen and shower room, this property is offering ample space for comfortable living.

Situated in a quiet village location, this detached bungalow provides a peaceful retreat from the hustle and bustle of city life. The property features a garage and parking for several vehicles, ensuring convenience for homeowners and guests alike.

Step inside to discover a beautifully refitted kitchen and shower room, adding a touch of modern elegance to the home. The dual aspect living room is a highlight, featuring a cosy log burner perfect for relaxing evenings in.

Outside, the lovely front and rear gardens provide a picturesque setting for outdoor enjoyment, whether it's sipping your morning coffee or hosting a summer barbecue.

Don't miss the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the tranquillity and comfort this property has to offer. No Upper Chain.



## Ground Floor

### Entrance Hall

Quarry tiled and carpeted flooring. Two large storage cupboards. Door and glazed panels to the front.



### Living Room

**17'10" x 12'1" (5.44 x 3.69)**

Dual aspect room with bay window to the front, window seat with concealed storage. Doors and the rear to the conservatory. Log burner with slate hearth, tiled and wooden surround. Inset ceiling lighting



### Refitted Kitchen/Breakfast Room

**14'4" x 11'7" (4.38 x 3.54)**

Recently refitted by Howdens. Extensive range of wall and floor units with contrasting work surfaces. Integrated electric hob, oven and grill. Fridge and freezer, dishwasher. Stainless steel sink unit with mixer tap. Window to the rear, door to the conservatory.

### Conservatory

**12'9" x 8'2" (3.90 x 2.51)**

Upvc construction with doors out to the rear garden. Glazed roof. Door to the garage.



### Main Bedroom

**12'0" x 12'0" plus bay window (3.66 x 3.66 plus bay window)**

Bay window to the front and two windows to the side.

### Bedroom Two

**11'2" x 8'9" plus bay window (3.42 x 2.69 plus bay window)**

Bay window to the rear with windows to the side.

### Shower Room

**8'0" x 5'2" plus door recess (2.46 x 1.58 plus door recess)**

Suite comprising wash hand basin, low level w.c. Large shower area, window to the side. Inset ceiling lights.



### Outside

### Garage

**24'0" x 8'10" (7.33 x 2.70)**

Window to the rear and the side. Remote electric roller door to the front. Light, water and power. Space and plumbing for washing machine. Floor mounted Worcester oil central heating boiler (we are advised fitted in 2016) Access into the loft space.

### Front Garden

Well stocked with an abundance of flowers and shrubs. Lawned area. Driveway parking for two vehicles in front of the garage.

### Rear Garden

A beautiful feature of this property is the rear garden. Well presented and stocked with established flower and shrub beds. Patio area adjoining the property, lawned area. Gated access to the front on both sides. Side storage area, timber shed, oil tank. Fencing and Laurel hedge to the boundaries.



### Agents Notes

Council Tax Band: E North Hertfordshire District Council

EPC Rating: D

### Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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GROUND FLOOR  
1191 sq.ft. (110.6 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Council Tax Band: E

TOTAL FLOOR AREA: 1191 sq.ft. (110.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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