

BELVOIR!

Belvoir Hitchin

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

Westmill Road, Hitchin, SG5 2SD



Guide Price £375,000

Freehold

MAKE THIS PROPERTY YOUR DREAM HOME! Belvoir a delighted to market this well-proportioned three bedroom family home located on Westmill Road in the picturesque town of Hitchin. This house boasts a bright and airy reception room and spacious kitchen/diner perfect for entertaining guests or relaxing with your loved ones. With three generously sized bedrooms, there is ample space for a growing family and scope to convert the outbuilding for those who enjoy having a home office, gym, playroom or guest annexe. One of the standout features of this house is the large rear garden, offering scope for a lovely outdoor space where you can enjoy al fresco dining, gardening, or simply basking in the sunshine.

For those with a creative vision, this property presents a blank canvas to modernise and make it your own. The potential to extend provides an exciting opportunity to tailor the space to your specific needs and desires. Additionally, the property is chain free, making the purchasing process smoother and more straightforward.



The accommodation comprises:

GROUND FLOOR

Entrance

Under storm porch via uPVC front door into:

Hallway

uPVC double glazed window to front aspect. Stairs rising to first floor. Doors to lounge and kitchen/diner. Radiator.

Lounge

13'1" x 12'5" (4.00m x 3.80m)

uPVC double glazed window to rear aspect. Feature fireplace with electric flame effect fire. Door to kitchen/diner. Radiator.

Kitchen/Diner

18'10" x 8'10" (5.75m x 2.70m)

uPVC double glazed windows to both front and rear aspects. Fitted with a range of base and wall mounted cabinets providing storage. Stainless steel single bowl sink and drainer with chrome mixer tap. Space for 900mm range cooker with stainless steel chimney hood extractor over. Space and plumbing for washing machine. Integrated fridge freezer. Two radiators. Two under stair storage cupboards; One housing wall mounted gas central heating boiler. Door to:



Outbuilding

18'10" x 7'2" (5.75m x 2.20m)

(Total dimensions) Comprises WC, large double width

cupboard and storage room (3.10m x 2.20m / 10'2" x 7'2"). uPVC double glazed windows and doors to both front and rear. Ample scope to adapt to create a WC, utility, and office/playroom.



FIRST FLOOR

Landing

uPVC double glazed window to front aspect. Airing cupboard housing hot water cylinder. Doors to all rooms.

Bedroom One

12'7" (max) x 11'1" (3.85m (max) x 3.40m)

uPVC double glazed window to rear aspect. Storage cupboard. Hatch providing access to loft space. Radiator.

Bedroom Two

12'7" (max) x 9'0" (3.85m (max) x 2.75m)

uPVC double glazed window to rear aspect. Storage cupboard. Radiator.

Bedroom Three

8'2" x 8'0" (2.50m x 2.45m)

uPVC double glazed window to front aspect. Storage cupboard. Radiator.

Bathroom

uPVC obscure double glazed window to side aspect. Suite comprising panel enclosed bath with chrome mixer tap and separate electric shower over, wall mounted hand wash basin and low level flush WC.

EXTERIOR

Driveway

Brick paved driveway providing off street parking for 3-4 vehicles. Enclosed to sides by mature hedging. Path leading to front door and side door to outbuilding.

Rear Garden

Fence and wall enclosed. Patio area leading to lawn. Raised area to rear with mature trees and laid to low maintenance bark chippings.



PROPERTY INFORMATION

Council Tax: Band C

EPC Rating: Awaited

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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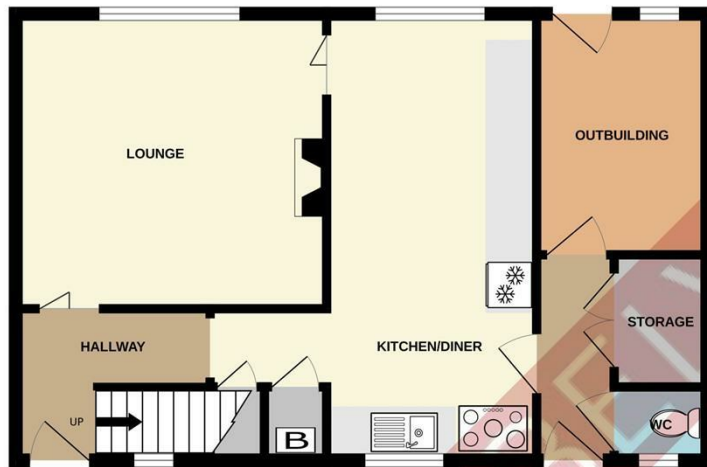
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GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band: C