



Because property is personal with...

Highover Way, Hitchin

BELVOIR!

Guide price £575,000



Key Features

- Prospect of a complete upper chain
- 4 bed detached
- Generous plot
- Sought after location
- 3 reception rooms & conservatory
- Cloakroom
- Garage & Driveway
- EPC rating - Awaited
- Freehold





Welcome to this charming 4-bedroom detached house located at the top of Highover Way. This property offers a fantastic opportunity for you to put your own personal touch and create the home of your dreams.

As you step inside, you'll be greeted by three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. The addition of a conservatory allows you to enjoy the beautiful natural light all year round, creating a bright and airy space to unwind.

Situated on the eastern edge of Hitchin, you'll benefit from the tranquillity of this location while still being within walking distance of the station and close to local amenities and reputable schools, making it an ideal choice for families.

Furthermore, this property comes with a garage and parking, providing convenience and security for your vehicles.

Don't miss out on this wonderful opportunity to own a property with great potential in a sought-after area.

GROUND FLOOR

Entrance

Under storm porch via uPVC front door.

Hallway

Doors to cloakroom and lounge.

Cloakroom

uPVC obscure double glazed window to front aspect. Suite comprising hand wash basin and low-level flush WC. Radiator.

Lounge 3.30m x 6.30m (10'10" x 20'8")

uPVC double glazed window to front aspect. Chimney breast with fireplace recess. Radiator. Door to:

Dining Room 3.20m x 4.00m (10'6" x 13'1")

uPVC double glazed French doors to conservatory. Stairs rising to first floor. Radiator. Doors to kitchen and third reception room.

Conservatory 3.20m x 3.60m (10'6" x 11'10")

uPVC double glazed construction on brick base. French doors to garden. Two electric radiators.

Reception Three 3.65m x 5.10m (12'0" x 16'8")

Feature vaulted ceiling. uPVC double glazed window to front aspect and French doors to garden. Radiator.

Kitchen 3.00m x 4.00m (9'10" x 13'1")

uPVC double glazed window to rear aspect and courtesy door to side access. Fitted with a matching range of base and wall mounted cabinets providing storage. Ceramic single bowl sink and drainer with chrome 'Swan-neck' mixer tap. Space for 600mm free-standing cooker with concealed extractor over. Space and plumbing for washing machine. Space for fridge freezer.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder. Hatch providing access to loft space with ladder and lighting. Doors to all rooms.

Bedroom One 3.40m x 3.15m (11'2" x 10'4")

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

Bedroom Two 3.05m x 3.30m (10'0" x 10'10")

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

Bedroom Three 2.15m x 2.95m (7'1" x 9'8")

uPVC double glazed window to rear aspect. Radiator.





Bedroom Four 2.10m x 3.10m (6'11" x 10'2")

uPVC double glazed window to front aspect. Storage cupboard housing gas central heating boiler. Radiator.

Bathroom

uPVC obscure double glazed window to side aspect. Fully tiled suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal mounted hand wash basin and low-level push-button flush WC. Chrome heated towel radiator.

EXTERIOR

Front Garden

Enclosed by mature hedging. Large lawn area with path leading to front door. Gated access to side.

Rear Garden

Wall and fence enclosed. Mainly laid to lawn with low maintenance seating area. Gated access to rear leading to:

Garage & Parking

Driveway leading to single garage with up and over door.

PROPERTY INFORMATION

Council Tax - Band E

EPC Rating - C



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.

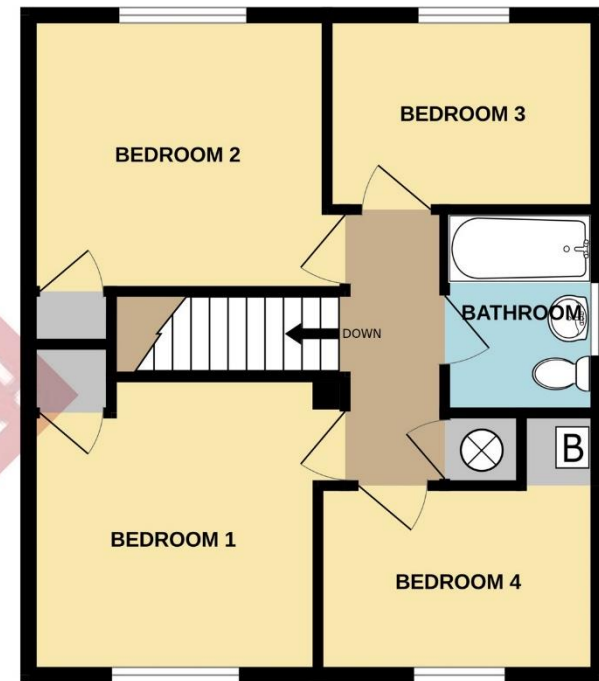




GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1354 sq.ft. (125.8 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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