



**Because property is personal with...**

**Strathmore Avenue, Hitchin**

**BELVOIR!**



Guide price £700,000



## Key Features

- Chain free
- Tree lined avenue
- Sought after school catchment
- Garden in excess of 120ft
- Driveway & garage
- Period bay-fronted semi
- EPC rating (awaited)
- Freehold





Belvoir take pleasure in offering for sale this chain free charming period bay fronted semi-detached house situated on a picturesque tree-lined avenue, this property offers a perfect blend of character and potential ... a true gem waiting to be polished!

One of the standout features of this property is the ample space it offers, both inside and out. The spacious interior provides a comfortable living environment, while the generous garden presents an opportunity for further extension and enhancement. Whether you're looking to create a stunning outdoor retreat or expand the living space, the possibilities are endless.

Families will appreciate the proximity to sought-after schools, making the morning school run a breeze. Additionally, the convenience of being within walking distance to the town centre ensures that all amenities are easily accessible, and likewise the mainline train station with fantastic commuter links to Cambridge, London and beyond.

## GROUND FLOOR

### Entrance

Under storm porch via uPVC front door with side light into:

### Hallway

Storage recess. Stairs rising to first floor with storage cupboard beneath. Doors to kitchen and lounge. Radiator.

### Lounge 3.75m x 6.9m (12'4" x 22'7")

(width narrows to 3.10m) uPVC double glazed walk-in bay window to front aspect. Original two reception rooms now opened into one. Two radiators. Glazed double doors to:

### Dining/Family Room 3.4m x 5.3m (11'2" x 17'5")

uPVC double glazed window to side aspect with courtesy door to side. Sliding patio doors to conservatory. Doors to kitchen and wet room. Radiator.

### Kitchen 2.35m x 3.45m (7'8" x 11'4")

uPVC double glazed window to side aspect. Fitted with a modern handle-less range of base and wall mounted cabinets providing storage. Ceramic single bowl sink and drainer with chrome mixer tap. Space for 600mm dual fuel cooker with extractor over. Space and plumbing for washing machine. Wall mounted gas central heating boiler.

### Wet Room

uPVC obscure double glazed window to rear aspect. Fully tiled suite comprising hand wash basin and low level flush WC. Extractor. Radiator.

### Conservatory 2.9m x 3.35m (9'6" x 11'0")

uPVC construction with French doors to garden.

## FIRST FLOOR

### Landing

uPVC double glazed window to side aspect. Storage cupboard. Hatch providing access to loft space. Doors to all rooms.

### Bedroom One 3.5m x 3.7m (11'6" x 12'1")

uPVC double glazed window to rear aspect. Built in wardrobes. Radiator.

### Bedroom Two 3.1m x 3.45m (10'2" x 11'4")

uPVC double glazed walk-in bay window to front aspect. Radiator.

### Bedroom Three 2.35m x 2.35m (7'8" x 7'8")

uPVC double glazed window to front aspect. Radiator.

### Bathroom

uPVC obscure double glazed window to side aspect. Fully tiled suite comprising panel enclosed bath with chrome mixer tap and shower attachment, hand wash basin and low level flush WC. Radiator.







## EXTERIOR

### Front Garden

Enclosed by dwarf brick walling. Lawned area with shrub border.

### Driveway & Garage

Driveway providing parking for 2-3 vehicles. Timber driveway gates to side access leading to further off street parking/car port and garage. Longer than average garage with up & over door, power and lighting, two uPVC double glazed windows to side and rear aspects and courtesy door to garden.

### Rear Garden

Measuring in excess of 120ft. Fence enclosed. Paved seating area leading to established mature lawns with central path leading to rear of plot.

## PROPERTY INFORMATION

Council Tax: Band D (North Hertfordshire)

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.



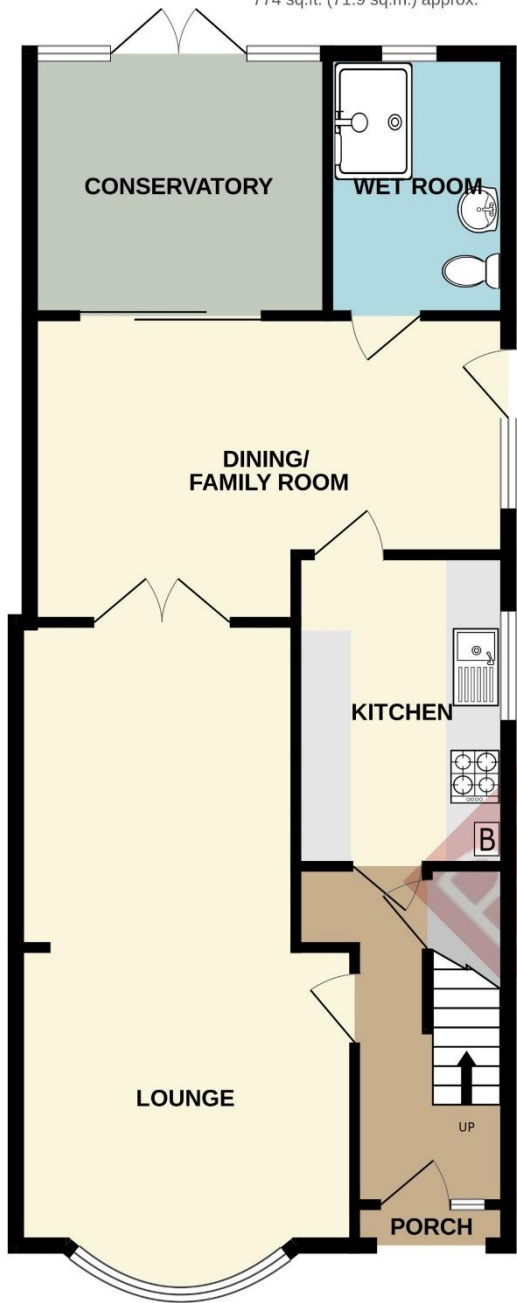








GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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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