



Because property is personal with...

Moss Way, Hitchin

**BELVOIR!**



**Guide price** £475,000



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## Key Features

- Chain free
- Garage and driveway
- Modern kitchen and bathroom
- Good size bedrooms
- Delightful garden
- Close to Oughtenhead Nature Reserve
- EPC rating D
- Freehold





Welcome to Moss Way, Hitchin - a charming location that could be the perfect setting for your new home! This beautifully presented chain-free semi-detached house offers 3 comfy bedrooms, providing ample space for a growing family. The property boasts a stunning kitchen and modern bathroom, ensuring that both functionality and style are at the forefront of this home. With a spacious lounge opening to the kitchen/diner, there is plenty of space to entertain guests or simply relax after a long day.

Situated just about a mile from the town centre, you'll have easy access to all the amenities and conveniences that Hitchin has to offer. Additionally, being close to well-regarded local schooling, this property is ideal for families with children.

For nature lovers, the proximity to Oughtenhead Nature Reserve provides the perfect opportunity to explore the outdoors and enjoy the beauty of the surrounding area. To top it all off, this property comes with a garage and a long driveway, ensuring that parking will never be an issue. Don't miss out on the chance to make this house your home!

## GROUND FLOOR

### Entrance

Under storm porch via uPVC front door into:

### Hallway

Stairs rising to first floor. Radiator. Door to lounge.

### Lounge 4.1m x 4.15m (13'6" x 13'7")

(Maximum measurements) uPVC double glazed bay window to front aspect. Feature fireplace with gas fire. Radiator. Opening to:

### Kitchen/Diner 3.05m x 5.1m (10'0" x 16'8")

uPVC double glazed window to side aspect, part glazed door to garden and sliding patio doors. Smoothed skimmed ceiling with recessed downlighting. Fitted with a range of handle-less 'soft-close' cabinets providing storage with granite work-surfaces. Stainless steel single bowl sink and drainer with chrome 'swan-neck' mixer tap. Built-in single oven and inset four ring induction hob with stainless steel chimney hood extractor over. Integrated washing machine and slimline dishwasher. Space for fridge freezer. Ceramic 'Metro' tile splash-backs. Ceramic tile flooring. Radiator.

## FIRST FLOOR

### Landing

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

### Bedroom One 3.25m x 3.55m (10'8" x 11'7")

uPVC double glazed window to rear aspect. Fitted wardrobes and matching dressing table. Radiator.

### Bedroom Two 2.35m x 3.6m (7'8" x 11'10")

(Excluding door recess) uPVC double glazed window to front aspect. Storage cupboard. Radiator.

### Bedroom Three 2.65m x 2.8m (8'8" x 9'2")

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

### Bathroom

uPVC obscure double glazed window to rear aspect. Smoothed skimmed ceiling with recessed downlighting. Suite comprising panel enclosed P-shaped bath with chrome mixer tap, shower attachment and glass shower screen; hand wash basin mounted in vanity unit and low level 'push-button' flush WC with concealed cistern. Extractor. Chrome heated towel radiator.

## EXTERIOR

### Front Garden

Enclosed by low level brick walling and mature hedging with gated access. Mainly laid to lawn with varied planting and well stocked border. Pathway leading to front door.







### Rear Garden

Wall and hedge enclosed with gated access to side. Paved seating area leading to established lawn. Mature shrubs, fruit trees and hedging. Planted borders. Ornamental pond.

### Garage and Driveway

Single garage with up & over door, two windows and courtesy door to garden. Power and lighting. Driveway providing off-street parking for several vehicles.

### PROPERTY INFORMATION

Council Tax: Band C

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.



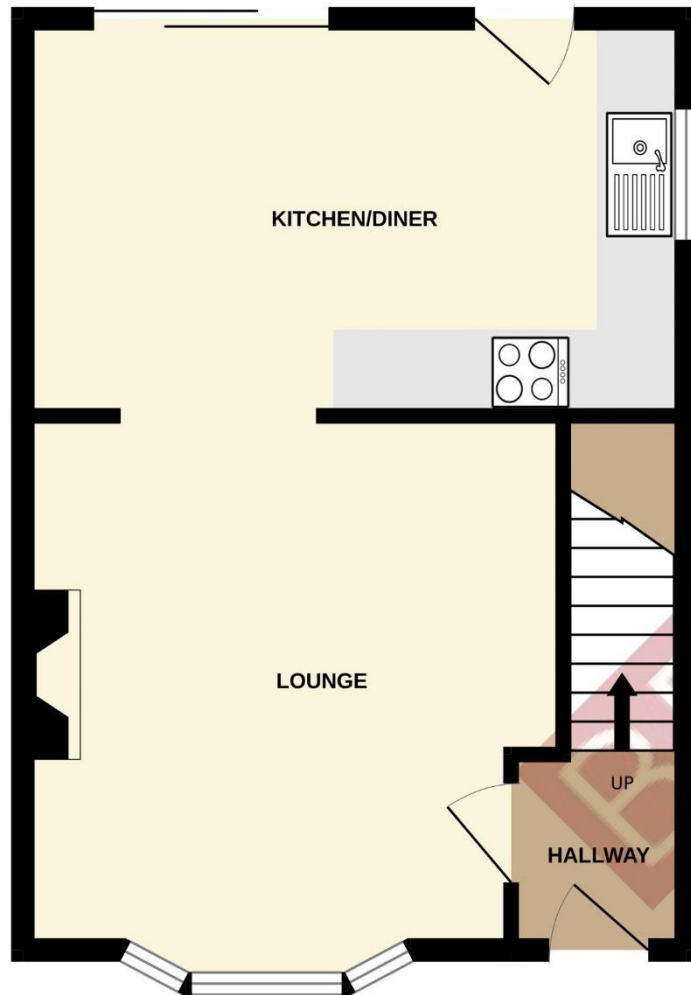




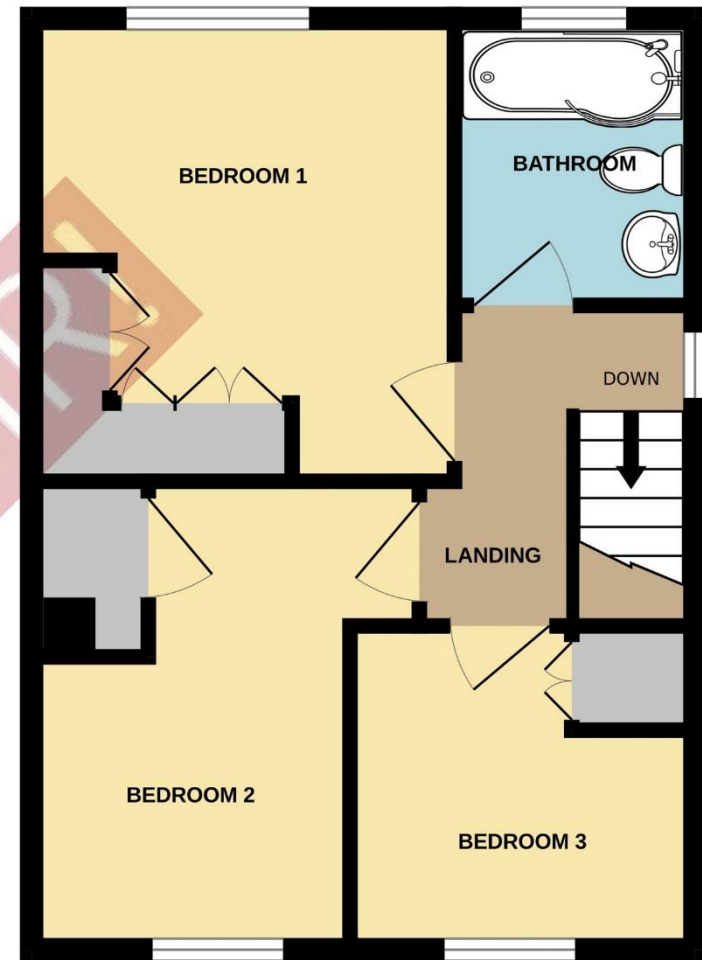




GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 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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