



Because property is personal with...

Wilton Road, Hitchin

BELVOIR!

Guide price £525,000



Key Features

- Off Road Parking For 2 Cars
- Cul De Sac Location
- Walking Distance To Town Centre
- Walking Distance To Train Station
- Great Condition Throughout
- South-West Facing Garden
- EPC rating D
- Freehold





**** Exciting Addition To The Market **** This end of terraced property is situated near to the end of a lovely cul-de-sac with a great community feel. Close to great schools and within walking distance of both the town centre and the mainline railway station.

Inside the property has been beautifully looked after by the current owners. You are welcomed by an entrance hall, spacious living room with wood burner, dining room, cloakroom/WC and recently fitted kitchen/breakfast room. As you go upstairs you will find 3 good sized bedrooms with a family bathroom. Outside there is an enclosed south-west facing garden which has been landscaped to provide a seating area and steps up to the lawn. To the front you have ample off road parking for 2 cars.

Hitchin is a historic bustling market town with a wealth of character and the imposing Gothic St Marys Church at its centre. There are a wide range of exclusive boutiques as well as the usual high street nationwide brands along with the famous twice weekly market. Major Transport links are close by with Hitchin's mainline railway station being only 30 minutes from London's Kings Cross and the A1M close by.

GROUND FLOOR

Entrance

Under storm porch via composite front door into:

Hallway

Door to living room. Stairs rising to first floor. Radiator.

Living Room 3.32m x 4.24m (10'11" x 13'11")

Smooth skimmed ceiling. Double glazed walk-in bay window to front aspect. Feature fireplace with log burner. Radiator. Open plan onto:

Dining Room 2.51m x 5.23m (8'2" x 17'2")

Smooth skimmed ceiling. uPVC double glazed window to rear aspect. Under stair storage cupboard. Further slim storage cupboard. Doors to WC and kitchen. Radiator.

WC

Smooth skimmed ceiling. Suite comprising hand wash basin and low level flush WC.

Kitchen/Breakfast Room 3.89m x 3.50m (12'10" x 11'6")

Smooth skimmed ceiling. uPVC double glazed windows to rear and side aspect and courtesy door to garden. Fitted with a light grey modern shaker style range of base and wall mounted cabinets providing storage with complimentary work-surfaces. Inset ceramic one and a half bowl sink and drainer with mixer tap. Built in single oven and four burner gas hob with stainless steel chimney hood extractor over. Integrated full size dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Matching island unit with breakfast bar. Radiator.

FIRST FLOOR

Landing

Smooth skimmed ceiling. Hatch providing access to loft space. Doors to all rooms.

Bedroom One 3.28m x 4.30m (10'10" x 14'1")

Smooth skimmed ceiling. uPVC double glazed window to rear aspect. Radiator.

Bedroom Two 4.20m x 3.02m (13'10" x 9'11")

Smooth skimmed ceiling. uPVC double glazed window to front aspect. Radiator.

Bedroom Three 1.93m x 2.23m (6'4" x 7'4")

Smooth skimmed ceiling. uPVC double glazed window to front aspect. Radiator.





Bathroom 2.51m x 2.43m (8'2" x 8'0")

Smooth skimmed ceiling. uPVC obscure double glazed window to rear aspect. Suite comprising claw-foot roll edge bath with chrome mixer tap and separate shower over, glass shower screen, hand wash basin and low level flush WC. 'Metro' tiling to wet areas. Feature towel radiator.

EXTERIOR

Driveway

Brick paved frontage providing off street parking for two vehicles with path leading to front door.

Rear Garden

Fence enclosed with gated access. to rear and sides. Paved area leading to raised deck and tiered lawns. Timber shed to remain.

PROPERTY INFORMATION

EPC Rating: Grade D

Council Tax Band: C

Freehold

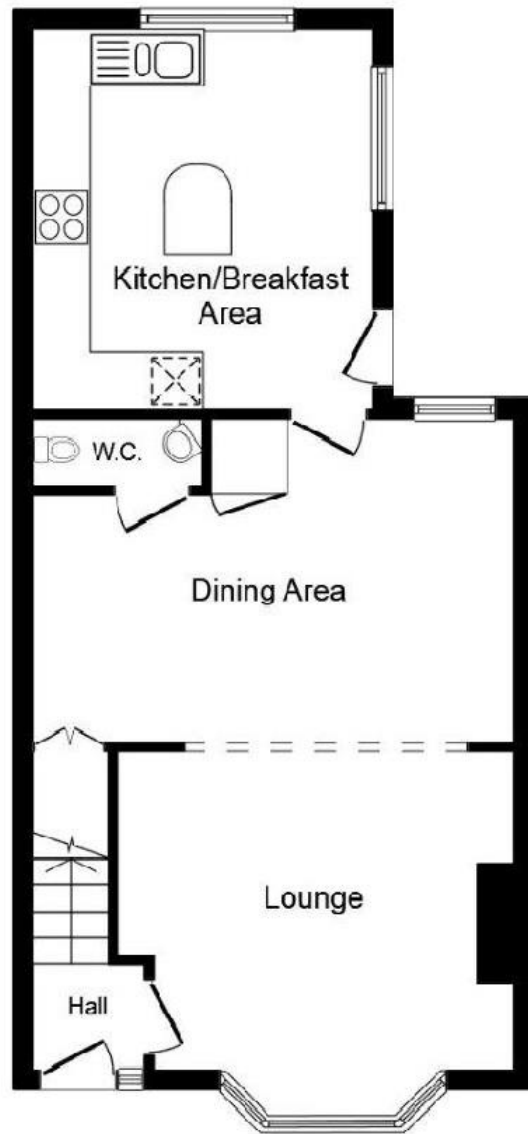
DISCLAIMER

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.

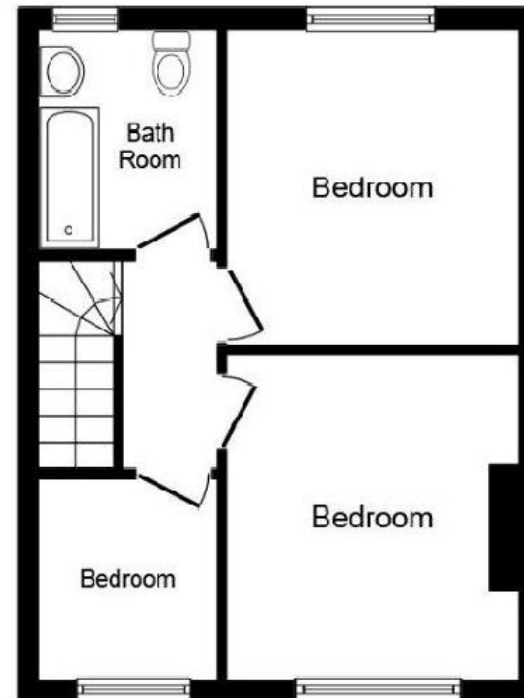








Ground Floor



First Floor

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