



Because property is personal with...

Swinburne Avenue, Hitchin

BELVOIR!

Guide price £425,000



Key Features

- Chain free
- Popular location
- 'Put your stamp' on this home
- Potential to extend (stpp)
- Garage and driveway
- Generous garden
- EPC rating D
- Freehold





Situated on this popular residential street, Swinburne Avenue is delightful three-bedroom semi-detached house presenting an excellent opportunity for families seeking a comfortable home with potential for personalisation. While the property may require some modernisation, it offers ample scope for extension, subject to the necessary planning consents, allowing you to create a space that truly reflects your style and needs.

The location is particularly appealing, being in close proximity to highly regarded junior and senior schools, making it an ideal choice for families with children. The generous garden provides a wonderful outdoor space for children to play and for family gatherings, while the garage and driveway offer convenient parking solutions.

For those who enjoy the great outdoors, the property is just a short stroll away from the local Recreation Ground and picturesque Oughtenhead Nature Reserve. This beautiful area is perfect for leisurely walks with your family or a beloved pet, ensuring that you can enjoy nature right on your doorstep.

In summary, this semi-detached house in Swinburne Avenue is a fantastic opportunity for those looking to create their dream family home in a sought-after location. With its generous garden, proximity to schools, and access to nature, it is a property that should not be missed.

GROUND FLOOR

Entrance

Via part glazed uPVC front door into:

Hallway

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

Lounge 4.15m x 4.05m (13'7" x 13'4")

(Maximum measurements) uPVC double glazed window to front aspect. Fireplace. Radiator. Open-plan to:

Dining Room 3.05m x 2.65m (10'0" x 8'8")

uPVC double glazed window to rear aspect. Radiator. Door to:

Kitchen 3.05m x 2.35m (10'0" x 7'8")

uPVC double glazed window to rear aspect and door to side access. Under stair storage cupboard. Fitted with a range of base and wall mounted cabinets. Stainless steel single bowl sink and drainer with chrome mixer tap.. Space for 600mm free-standing cooker. Space for fridge freezer. Space and plumbing for washing machine. Radiator.

FIRST FLOOR

Landing

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

Bedroom One 3.65m x 3.2m (12'0" x 10'6")

(Maximum measurements) uPVC double glazed window to rear aspect. Fitted wardrobes (housing gas central heating boiler). Radiator.

Bedroom Two 3.60m x 2.35m (11'10" x 7'8")

(Measurements exclude door recess) uPVC double glazed window to front aspect. Airing cupboard housing hot water cylinder. Radiator.

Bedroom Three 2.75m x 2.70m (9'0" x 8'11")

uPVC double glazed window to front aspect. Fitted storage cupboards. Radiator.





Bathroom

uPVC double glazed window to rear aspect. Suite comprising panel enclosed bath with chrome mixer tap and shower attachment, pedestal mounted hand wash basin and low level flush WC. Radiator.

EXTERIOR

Front Garden

Mainly laid to lawn with established shrubs and planting. Path leading to front door. Gated access to garden. (Ample potential to create further off-street parking.)

Rear Garden

Enclosed by fencing, mature hedging and trees. Patio area leading to slightly raised lawn with varied planting. Paved area to side with timber storage shed to remain. Courtesy door to garage. Gated access to front.

Garage & Driveway 6.00m x 2.5m (19'8" x 8'2")

Driveway providing off-street parking for one vehicle. Single garage with electric roller door. uPVC courtesy door to rear. Power and lighting.

PROPERTY INFORMATION

Council Tax - Band C

EPC Rating - D

DISCLAIMER

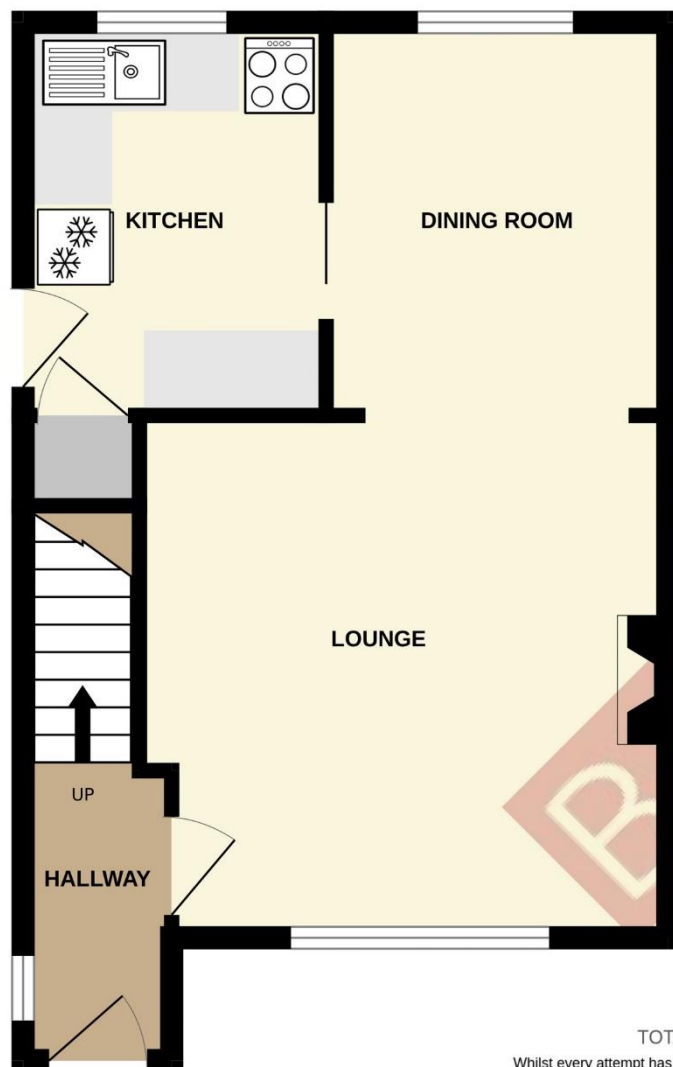
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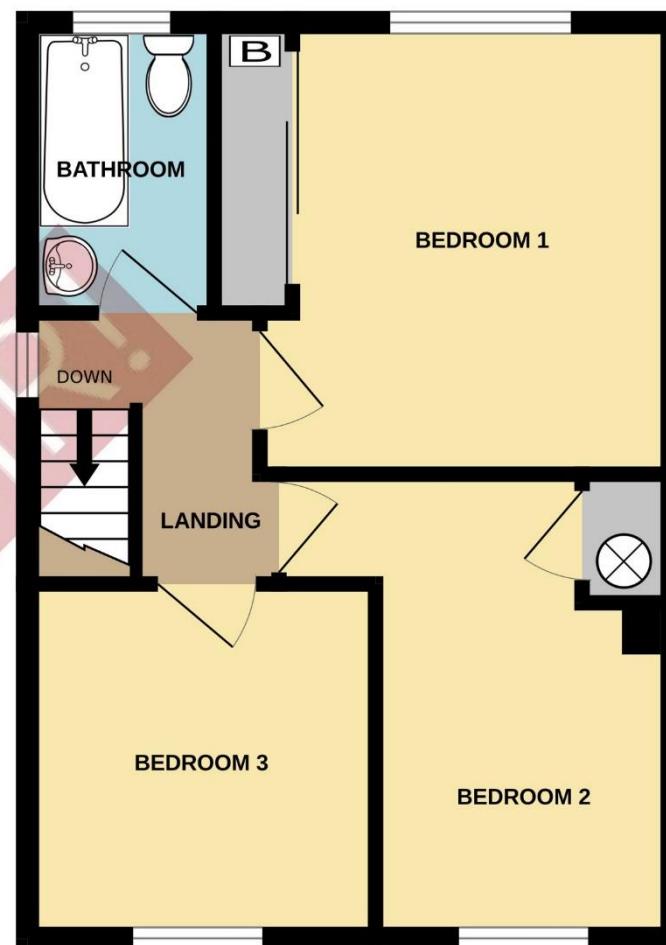




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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