



Because property is personal with...

Redhill Road, Hitchin

BELVOIR!

Guide price £475,000



Key Features

- Chain free
- Detached family home
- Project to put your stamp on
- Scope to extend (stpp)
- Separate reception rooms
- Garage & driveway
- EPC rating D
- Freehold





Situated towards the end of Redhill Road close to open countryside and nearby Oughtenhead Nature Reserve, this delightful detached family home presents an excellent opportunity for those seeking a project with potential for expansion, subject to the usual consents. The property boasts two separate reception rooms, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms and a conveniently located ground floor cloakroom, this home is designed for comfortable family living.

The charming, mature garden is a standout feature, basking in sunlight and offering a serene space to unwind, while the property overlooks the school playing field to the front, enhancing the tranquil atmosphere. The generous frontage includes a driveway and carport, allowing for off-street parking for at least four vehicles, a rare find in this area.

Situated close to local amenities and well-regarded schools, this home is perfect for families looking to settle in a vibrant community. Additionally, the ease of access to the town centre ensures that all necessary conveniences are within reach. This property is not just a house; it is a canvas for your vision, ready to be transformed into your dream home. Don't miss the chance to explore the potential this charming residence has to offer.

GROUND FLOOR

Entrance

Under car port via traditional part glazed wood front door into:

Hallway

Doors to WC and lounge. Stairs rising to first floor with storage cupboard beneath.

WC

Wood framed window to front aspect. Suite comprising hand wash basin and low level flush WC. Wall mounted gas central heating boiler.

Lounge 4.00m x 3.30m (13'1" x 10'10")

Wood framed window to front aspect. Feature fireplace with marble surround and matching hearth. Radiator. Door to store room. Opening to:

Dining Room 3.35m x 3.15m (11'0" x 10'4")

Sliding patio doors to garden. Radiator. Opening to:

Kitchen 3.35m x 2.25m (11'0" x 7'5")

Wood framed windows to rear and side aspects. Fitted with a range of base and wall-mounted cabinets providing storage. Stainless steel one and a half bowl sink and drainer with chrome mixer tap. Space for free standing cooker. Space for both under-counter fridge and freezer.

Store Room 7.20m x 2.15m (23'7" x 7'1")

Courtesy door to garden.

FIRST FLOOR

Landing

Wood framed window to side aspect. Hatch providing access to loft space. Doors to all rooms.

Bedroom One 3.85m x 3.60m (12'7" x 11'10")

Wood framed window to front aspect. Airing cupboard housing hot water cylinder. Radiator.

Bedroom Two 3.10m x 2.95m (10'2" x 9'8")

Wood framed window to rear aspect. Double built-in wardrobes. Radiator.

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

(Maximum measurements) Wood framed window to front aspect. Radiator.





Bathroom

Wood framed obscure window to rear aspect. Fully tiled suite comprising panel enclosed bath with chrome mixer tap and separate shower over, pedestal mounted hand wash basin and low level push-button flush WC. Chrome heated towel radiator.

EXTERIOR

Rear Garden

Wall enclosed. Sunny southerly aspect. Paved area leading to established lawn. Well stocked borders with varied planting. Mature fruit trees. Gated side access to car port.

Storage Shed 4.25m x 2.75m (13'11" x 9'0")

Of brick construction behind garage with courtesy door.

Garage 5.20m x 2.75m (17'1" x 9'0")

Single garage with up & over door.

Front Garden

Mainly laid to lawn with boundaries defined by established plant borders. Driveway leading to car port with double gates with further covered parking leading to garage.

PROPERTY INFORMATION

Council Tax: Band D

EPC Rating: D

DISCLAIMER

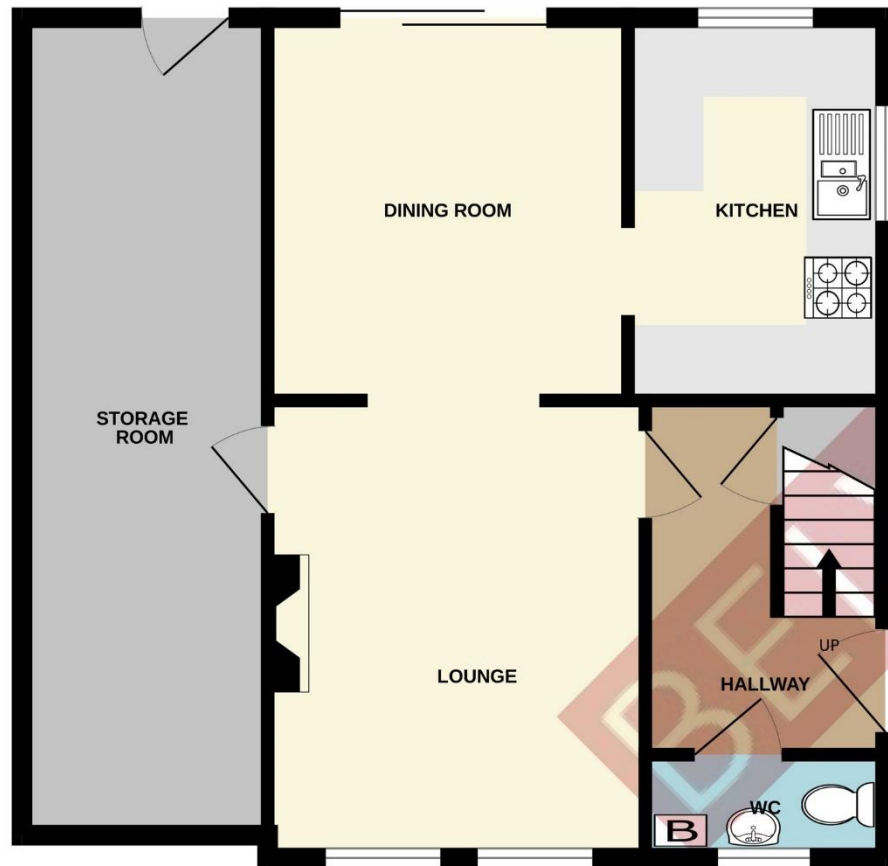
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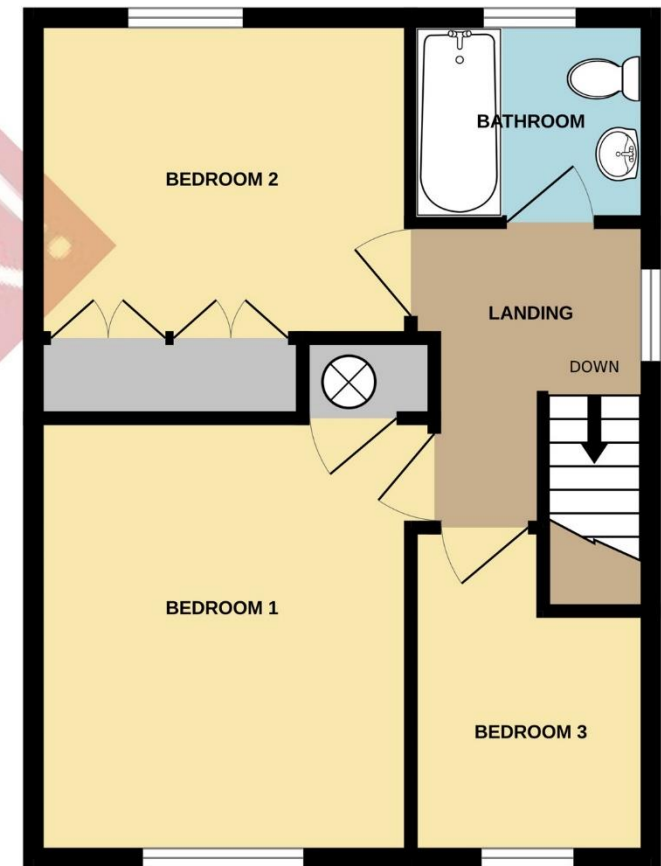




GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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