



Because property is personal with...

Chaucer Way, Hitchin

BELVOIR!

Guide price £390,000



Key Features

- Cul-de-sac setting
- Beautifully presented throughout
- Spacious and flexible townhouse
- Charming garden and pleasant outlooks
- Driveway parking
- Walking distance to station
- EPC rating - C
- Freehold





Tucked away in a tranquil cul-de-sac at the far end of Chaucer Way, this beautifully improved house offers a perfect blend of modern comfort and charming surroundings. The current owners have meticulously upgraded the property, featuring renewed electrics and gas boiler, ensuring efficiency and peace of mind for future residents.

As you step inside, you will be greeted by a stunning and well-appointed modern kitchen, designed to cater to both culinary enthusiasts and casual cooks alike. The spacious bedrooms and living areas provide an abundance of room for relaxation and entertaining, making this home ideal for families or those who enjoy hosting guests.

The property boasts a delightful garden that not only enhances the aesthetic appeal but also offers access to picturesque fields behind. This feature provides an attractive outlook and the opportunity for pleasant walks in the surrounding countryside, perfect for unwinding after a long day.

Convenience is at your doorstep, as this home is within walking distance of the mainline station, local amenities, and well-regarded schools. Whether you are commuting to work or seeking leisure activities, everything you need is just a short stroll away. Making this home an ideal choice for those seeking a comfortable and convenient lifestyle in Hitchin.

GROUND FLOOR

Entrance

Via composite front door into:

Lobby

Cloaks storage rears. Door to:

Hallway

Smooth skimmed ceiling. Stairs rising to first floor with open storage space beneath. Storage cupboard. Doors to kitchen/diner and WC. Radiator.

WC

Smooth skimmed ceiling. Suite comprising low level flush WC and hand wash basin. Extractor. Chrome heated towel radiator.

Kitchen/Diner 4.20m x 3.35m (13'10" x 11'0")

Smooth skimmed ceiling. uPVC double glazed window to rear aspect with French doors to garden. Fitted with a modern 'handle-less' range of base and wall mounted cabinets with complementary work surfaces. White ceramic one and a half bowl sink and drainer with feature mixer tap. Stainless steel single oven and four ring ceramic induction hob inset to work surface with concealed extractor over. Space for American-style fridge freezer. Space and plumbing for both washing machine and full-size dishwasher. Concealed wall mounted Worcester gas central heating 'Combi' boiler. Radiator.

FIRST FLOOR

Landing

Smooth skimmed ceiling. Large storage cupboard. Stairs rising to second floor. Doors to all rooms.

Lounge 4.20m x 3.25m (13'10" x 10'8")

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

Bedroom Three 3.35m x 2.10m (11'0" x 6'11")

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

Bathroom

Smooth skimmed ceiling. uPVC obscure double glazed window to rear aspect. Four piece suite comprising feature corner bath with waterfall tap and separate integrated shower head, enclosed shower cubicle, hand wash basin with matching waterfall mixer tap set in vanity unit and low





level push-button flush WC with concealed cistern. Extractor. Feature column radiator.

SECOND FLOOR

Landing

Smooth skimmed ceiling. Large storage cupboard. Hatch providing access to loft space. Radiator. Doors to all rooms.

Bedroom One 4.20m x 3.25m (13'10" x 10'8")

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

Bedroom Two 4.20m x 3.35m (13'10" x 11'0")

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

EXTERIOR

Rear Garden

Fence enclosed with gated rear access. Paved area leading to established lawn. Path leading to further rear paved seating area. Varied plant borders.

Driveway

Providing off street parking for two to three vehicles.

Garage

Single integral garage with side hung doors (2/3 & 1/3).

PROPERTY INFORMATION

Council Tax - Band C / EPC Rating - C

DISCLAIMER

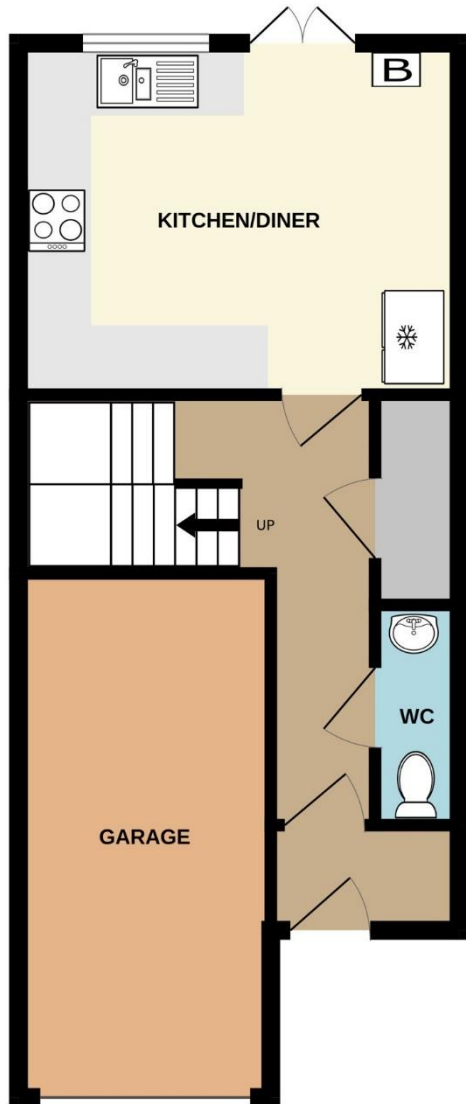
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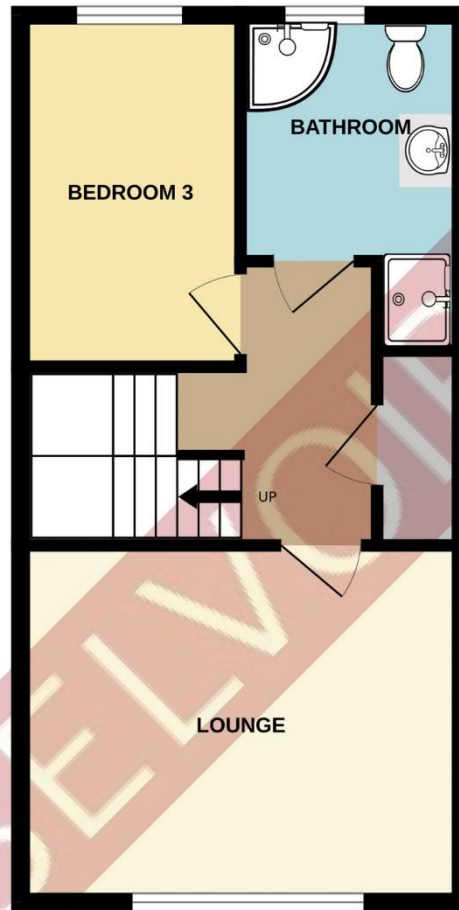




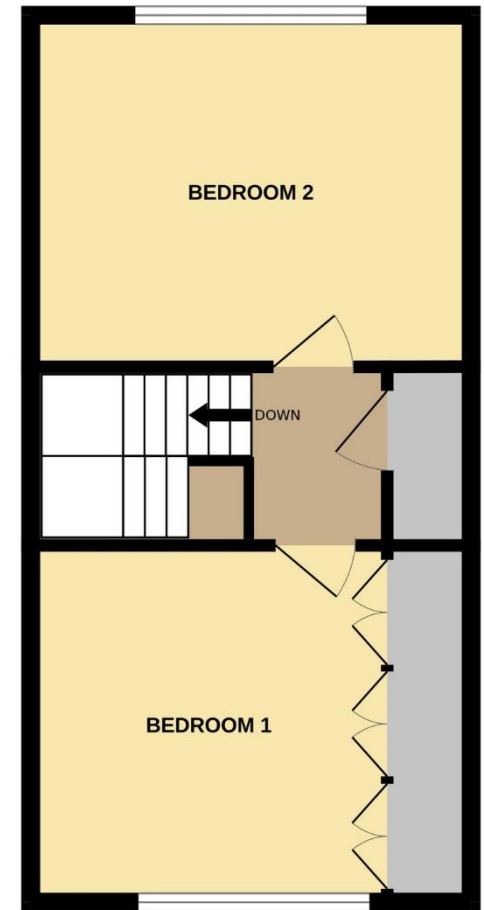
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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