



21 Ashwell Close

Graveley, Hitchin, SG4 7LH
Guide Price £425,000



3 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band D

A wonderful three bedroom end of terrace home within the desirable Hertfordshire village of Graveley. Located 4 Miles from Hitchin and 2 Miles from Stevenage with easy access to the A1 the property combines a Village location while being close to all amenities.

The property is situated at the end of a cul-de-sac with two allocated parking spaces. the accommodation comprises of entrance door to sitting room with patio doors to rear and kitchen / dining room which features range of wall and floor mounted units, extensive worktops and fitted appliances. There is ample room for a dining table and the room opens into a separate study with access to the garden.

On the first floor is a main bedroom with ensuite shower room, two further bedrooms and a family bathroom. The rear garden features a patio area and steps up to a lawn with a brick build shed providing useful additional storage. (EPC D - North Hertfordshire Council - Tax Band C)



- Three bedroom end of terrace
 - Desirable Village location
 - Two allocated parking spaces
 - Entrance Hall
 - Sitting room
 - 23ft Kitchen / Dining room
 - Study
 - Main bedroom with ensuite shower room
 - Family Bathroom
 - Enclosed rear garden with brick built shed
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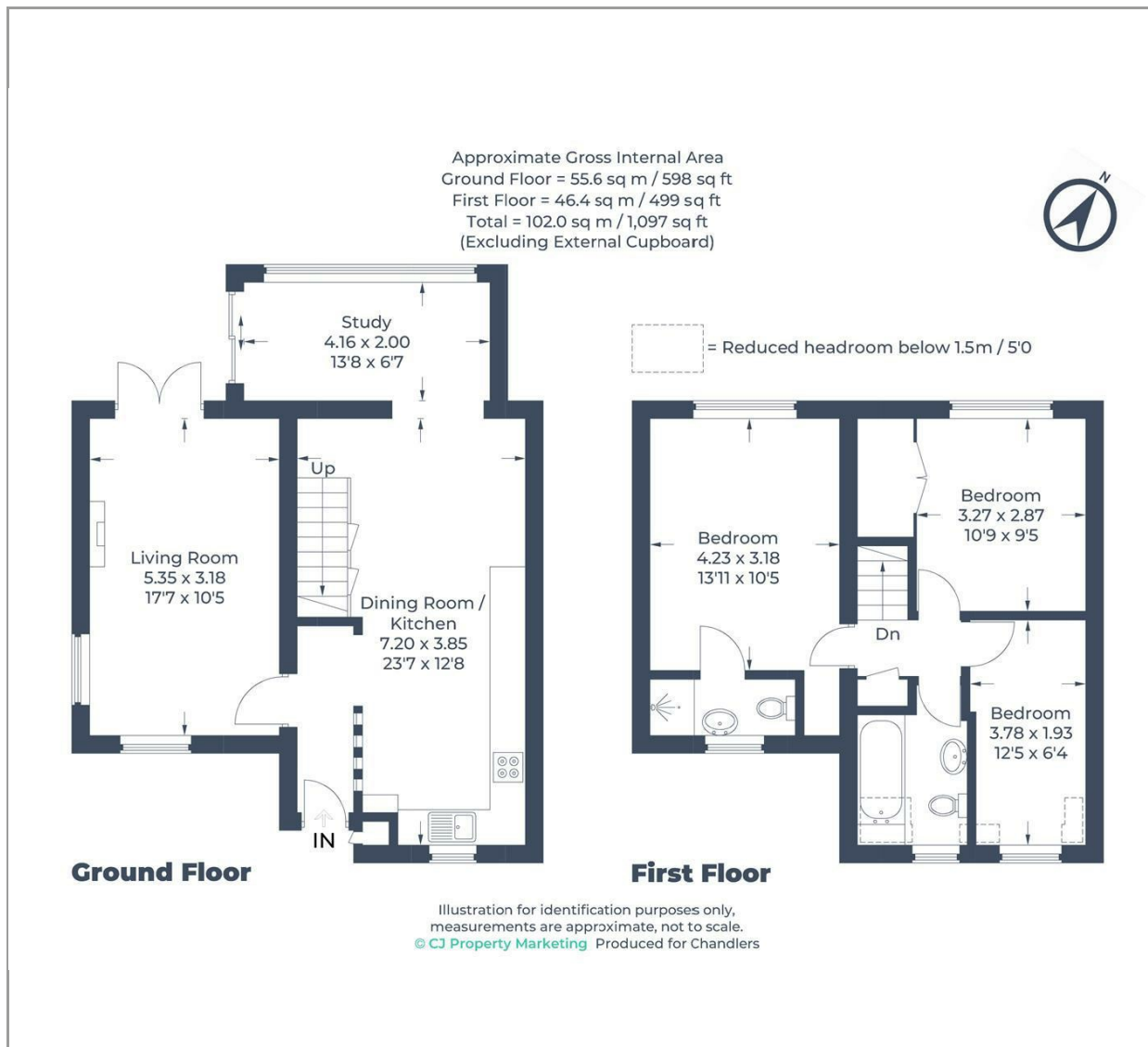










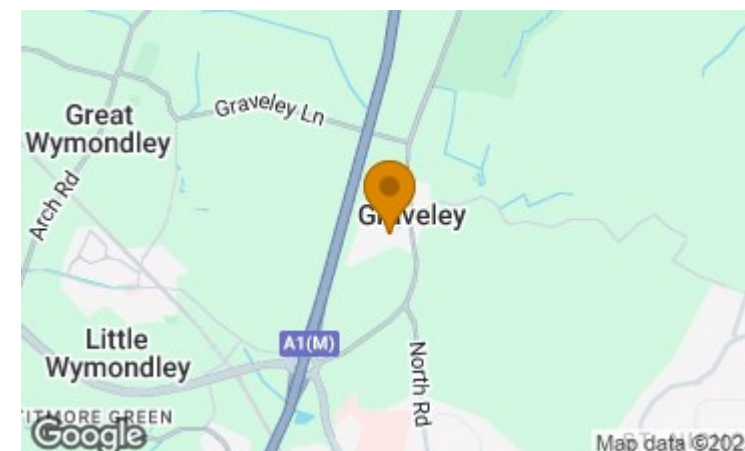


Disclaimer

While we believe the details provided to be correct, we do not guarantee their accuracy. Prospective buyers should verify all information independently before making any decisions. No responsibility is taken for any errors, omissions, or misstatements.

Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band C
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	