



3 Bedrooms



2 Bath/Shower Room + WC



2 Reception Rooms



Driveway



Private Garden



EPC Band C

Council Tax
Band D
£2,368.74 25/26

Local Authority
North Herts District Council

 **ashtons**
for life's great moves



Meadow Way, Offley, SG5 3AX
Guide Price £500,000.00 Freehold

Meadow Way, Offley, SG5

Situated in a quiet cul-de-sac in the sought-after village of Offley, this well-presented three-bedroom semi-detached family home offers modern, spacious accommodation ideal for family living. Offley is well known for its strong community spirit, excellent local schooling, and close proximity to Hitchin. The property features a generous layout throughout, complemented by an en-suite bathroom, a well-maintained rear garden and off-road parking. Solar panels contribute to the electricity supply, enhancing the home's overall energy efficiency.

Description

This wonderful three double bedroom semi-detached home is nestled within a quiet cul-de-sac in the ever-popular village of Offley, just a short distance from Hitchin. Thoughtfully maintained by the current owners, the property offers spacious and versatile accommodation, ideal for modern family living. Upon entry, a generous entrance hall leads to a separate dining room featuring bespoke fitted cupboards and French doors opening onto the rear garden. This versatile space could also serve as a family room or playroom, depending on your needs.

The modern kitchen provides access to a practical rear storage/workshop area with space and plumbing for a washing machine and tumble dryer. The sitting room is generously sized, complete with bespoke alcove storage and a charming wood-burning stove, creating a warm and inviting atmosphere. Upstairs, there are three well-proportioned bedrooms, all serviced by a family bathroom. The principal bedroom also benefits from space for wardrobes and its own en-suite shower room.

Externally, the front of the property offers a block-paved driveway and a shingled garden, providing off-road parking for multiple vehicles. The rear garden is mainly laid to lawn, with a patio area and a selection of established trees, plants, and shrubs.

Further benefits include solar panels which contribute to the property's electricity supply, improving its overall energy efficiency.

Location

Great Offley is a charming historic village in North Hertfordshire, located about 3.5 miles southwest of Hitchin. It boasts picturesque open countryside surroundings while offering convenient access to the A505, providing easy routes to the M1, London, and the North.

The village of Great Offley features a primary school and two public houses. Commuters benefit from mainline train stations at Hitchin and Luton Parkway, offering regular services to Kings Cross and The City in just 30 minutes. St Pancras International is conveniently adjacent to Kings Cross station.

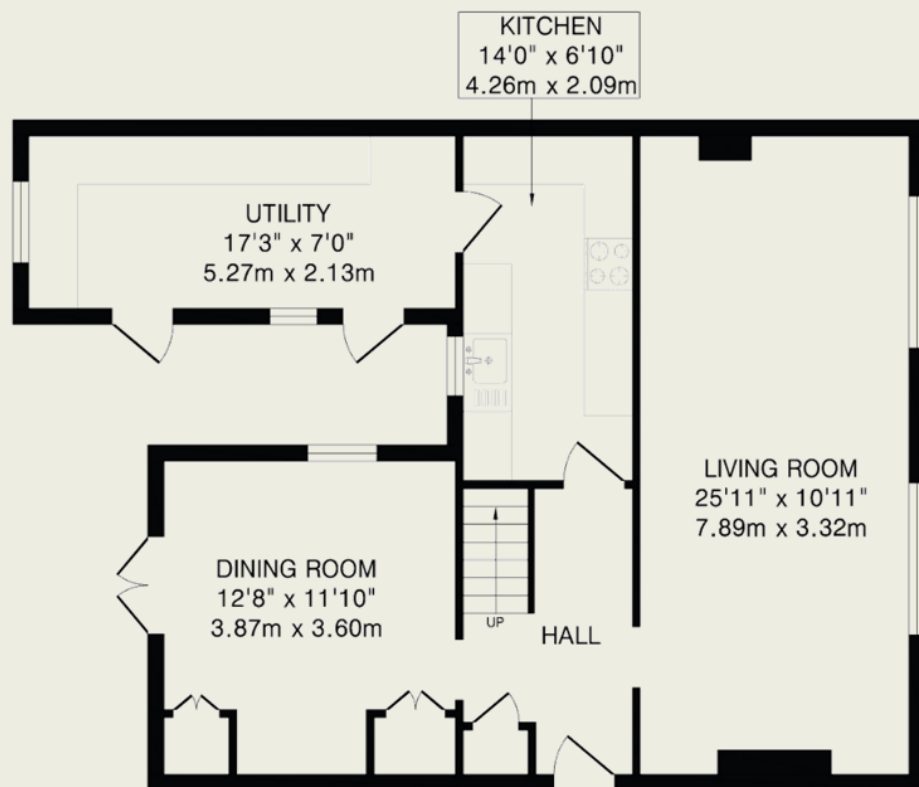




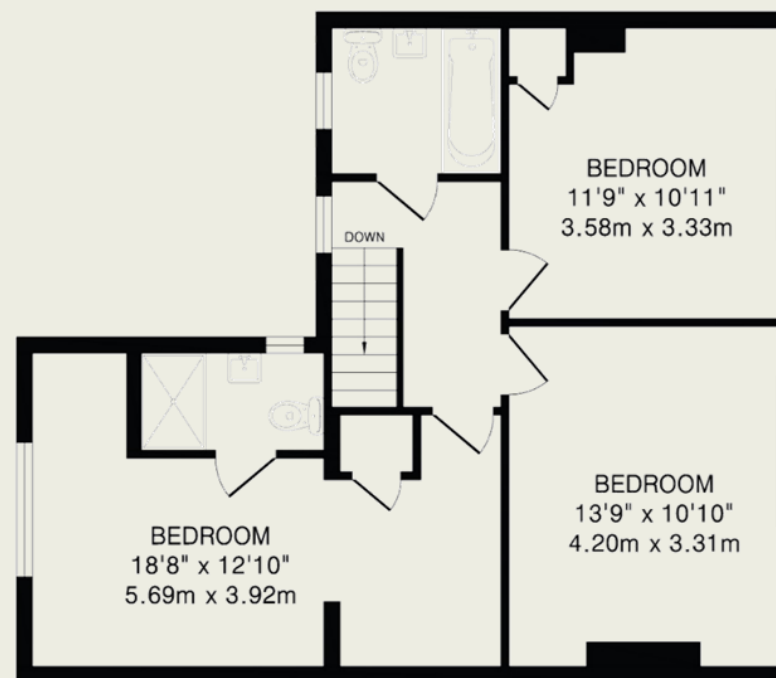
Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



Ground Floor
745 sq.ft.(69.2 sq.m)approx.



First Floor
622 sq.ft.(58.7 sq.m)approx.

TOTAL FLOOR AREA: 1367 sq.ft.(127.9 sq.m)approx.
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.