



**Connells**

Gosling Avenue  
Offley Hitchin





### Property Description

A very rarely available three bedroom bungalow situated in a highly sought after location in Great Offley.

There is a light and spacious lounge, kitchen, three good size bedrooms and family bathroom. The property also benefits from a garage plus parking for up to three or four vehicles, and lawned gardens to all sides.

Great Offley is a picturesque and peaceful village just five minutes from Hitchin town centre and has great amenities including two wonderful pubs and a village shop.

### Entrance Porch

Double glazed door to front aspect and double glazed window to front aspect.

### Entrance Hall

Single glazed door to front aspect, loft access and radiator.

### Lounge

18' 1" x 12' 5" max ( 5.51m x 3.78m max )  
Single glazed window to front aspect, electric fire place, wall lights, television point and radiator. Double glazed french doors leading to garden.

### Kitchen

12' 10" x 10' ( 3.91m x 3.05m )  
Double glazed window to rear aspect, fully fitted kitchen comprising matching wall and base units, stainless steel sink and drainer, roll top work surfaces, tiled splashbacks, electric oven, electric hob, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, central heating boiler, airing cupboard and radiator. Doors leading to hall and garden.

## Bedroom One

12' 11" x 11' 4" ( 3.94m x 3.45m )

Double glazed window to rear aspect, telephone point and radiator.

## En Suite

Wash hand basin, WC, shower cubicle, partly tiled and wall mounted electric heater.

## Bedroom Two

10' 7" max x 10' 1" plus recess ( 3.23m max x 3.07m plus recess )

Double glazed window to front aspect and radiator.

## Bedroom Three

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double glazed window to front aspect, built-in wardrobes and radiator.

## Bathroom

Double glazed window to side aspect, panelled bath with shower over, wash hand basin, WC, partly tiled and heated towel rail.

## Outside

### Front Garden

Lawned front garden with brick retaining wall.

### Rear Garden

Fully enclosed rear and side gardens mostly laid to lawn with mature borders. Door to garage. Gated access.

### Garage

Up and over door with power and light. Door leading to garden.

### Parking

Dropped curb, shingled driveway with parking for three to four vehicles.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
HITCHIN SG5 1AT

**EPC Rating: D**

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Tenure: Freehold



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Property Ref: HIT307432 - 0003