



**Connells**

Strathmore Avenue  
Hitchin



## Property Description

Situated on one of Hitchin's most sought after roads is this well presented three bedroom semi-detached family home. Over the years, this unique property has been extended to the ground floor and into the loft to create more internal space for a growing family. The ground floor accommodation consists of a spacious entrance lobby and plenty of storage space, a large front reception with a full width bay window and a large kitchen with ample storage and breakfast bar that sits open plan to the dining area. There is an abundance of natural light due to large double doors to the rear and several Velux windows. Completing the ground floor is a lovely vaulted entrance lobby and cloakroom.

The first floor consists of a very large master bedroom with built-in storage and a generously sized family bathroom with potential to modernise or add additional facilities. The second floor offers two further bedrooms with excellent storage space. The property itself benefits from front and rear gardens and off-street parking.

With this home being well within walking distance to Hitchin Town Centre and the Mainline Train Station as well as being in the catchments to well regarded schools, this home is ideal for young families.

## Ground Floor

### Entrance Lobby

Large entrance, door to side, vaulted ceiling, plenty of storage space and wood effect flooring.

### Entrance Hall

Stairs leading to first floor. Understairs storage cupboard, wooden flooring and radiator.

### Cloakroom

Wash hand basin with vanity, WC and extractor fan.

### Lounge

17' 6" x 14' 9" into bay ( 5.33m x 4.50m into bay )

Double glazed bay window to front aspect, TV and telephone points, engineered wood flooring and radiator.

### L-Shaped Kitchen

24' 10" max x 23' 6" max ( 7.57m max x 7.16m max )

Fully fitted kitchen with double glazed window to rear aspect and two Velux windows, a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, integrated electric oven, hob with cooker hood over, plumbing for washing machine and

dishwasher, wood effect flooring and part underfoot heating. Two French doors to rear.

## First Floor

### Landing

Double glazed window to rear aspect, storage cupboard and utility cupboard. Stairs leading to second floor.

### Bedroom One

17' 6" into wardrobe x 10' 10" ( 5.33m into wardrobe x 3.30m )

Two double glazed windows to front aspect, built-in wardrobe and two radiators.

### Bathroom

11' 10" x 8' 2" ( 3.61m x 2.49m )

Double glazed window to rear aspect, wash hand basin, bath with shower over, WC, extractor fan, shaver point and wood effect flooring.

## Second Floor

### Bedroom Two

17' 4" x 7' 10" max ( 5.28m x 2.39m max )

Double glazed Velux window to front and double glazed window to rear aspect, under eaves storage and radiator.

### Bedroom Three

17' 5" x 7' 3" max ( 5.31m x 2.21m max )

Double glazed windows to rear and front aspect, under eaves storage and radiator.

## Outside

### Front Garden

Mature frontage with various trees and shrubs. Pathway leading to front door.

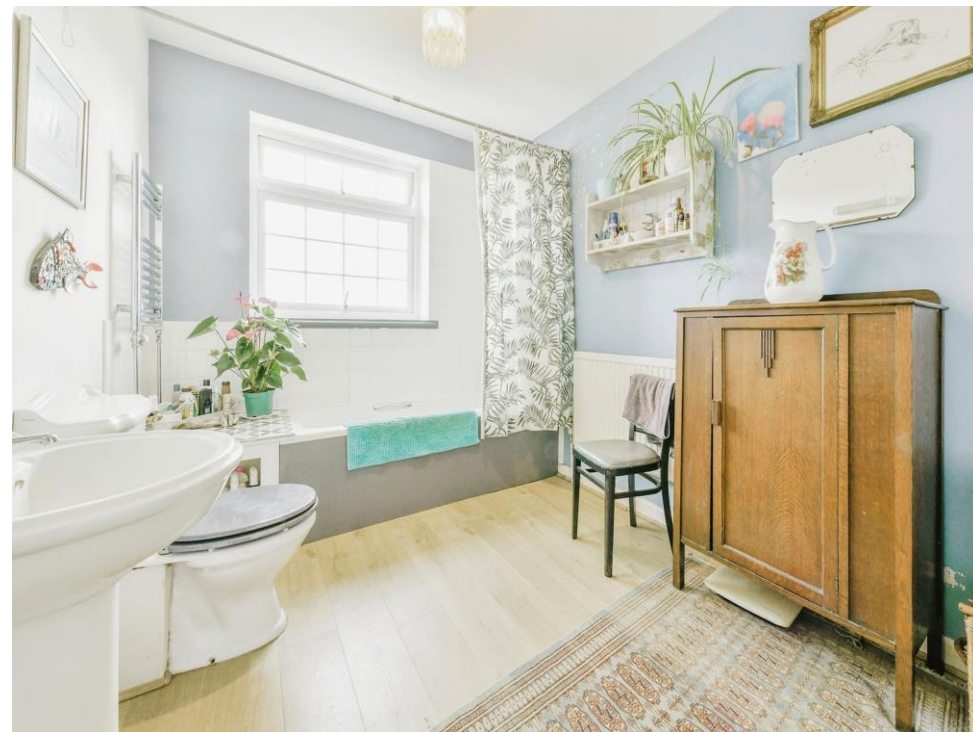
### Rear Garden

A good size rear garden which is mostly laid to lawn, seating area to rear, mature borders and gated side access.

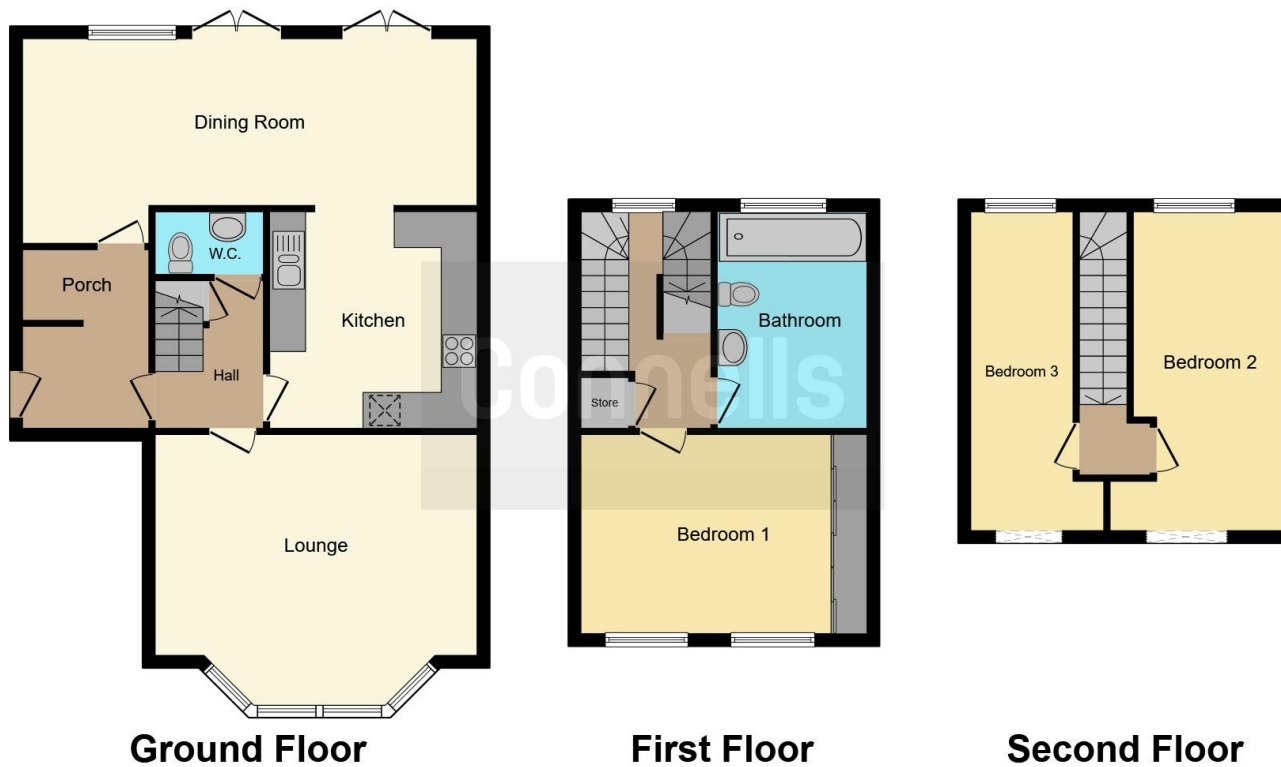
### Parking

Dropped kerb parking with space for one car.









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**EPC Rating: D**

Tenure: Freehold

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Property Ref: HIT307586 - 0006