



**Connells**

Florence Street  
Hitchin



## Property Description

A fabulous property situated in the most central of locations offering excellent living space arranged over three floors. On the ground floor is a kitchen diner opening into a lovely garden room.

The first floor consists of a lounge with balcony, the second double bedroom and a family bathroom. The top floor hosts a fantastic master suite with a dressing area and a well fitted en-suite.

Externally the low maintenance rear garden overlooks the river. There is also an integral garage and driveway.

Hitchin Town Centre and Railway station are within a short walk as are highly rated schools.

## Ground Floor

### Entrance Hall

Double glazed door to front, double glazed window to side aspect, stairs leading to lower ground and first floor and wood effect flooring.

### Lower Ground Floor

#### Cloakroom

Double glazed window to side aspect, wash hand basin, WC and radiator.

#### Kitchen Diner

12' 7" plus door recess x 9' 10" ( 3.84m plus door recess x 3.00m )

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashback, one and a half bowl stainless steel sink and drainer, electric oven, gas hob with cooker hood over, integrated appliances including fridge/freezer and washing machine, boiler and radiator. Double glazed French doors leading to garden room.

#### Garden Room

10' 10" x 8' 5" ( 3.30m x 2.57m )

Double glazed windows to rear and side aspect, tiled flooring and French doors leading to garden.

## First Floor

### Landing

Double glazed windows to both sides. Stairs from ground floor and stairs leading to second floor.

### Lounge

18' 9" x 9' 9" max ( 5.71m x 2.97m max )

Two double glazed windows to rear aspect, TV and telephone points, French doors leading to balcony, parquet flooring and radiator.

### Bedroom Two

11' 7" x 9' 4" ( 3.53m x 2.84m )

Double glazed window to front aspect and radiator.

### Bathroom

Double glazed window to front aspect, wash hand basin, bath with shower over, WC, extractor fan, partly tiled, shaver point and radiator.

## Second Floor

### Landing

Airing cupboard. Stairs from first floor.

### Bedroom One

10' 10" max x 13' 6" max ( 3.30m max x 4.11m max )

Double glazed windows to front and rear aspect, dressing area with built-in wardrobe and radiator. Steps leading to sleeping area with built-in wardrobe and radiator. Loft access.

### En Suite

Double glazed window to front aspect, wash hand basin, shower cubicle, WC, partly tiled, extractor fan and radiator.

### Outside

#### Front Garden

Walled frontage with bin storage areas.

#### Rear Garden

A low maintenance tiered rear garden, patio to nearside of house, steps leading to decked area overlooking the river.

### Parking

Dropped kerb parking with space for up to two cars.

### Garage

Integral garage with electric roller door, power and lighting.









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**EPC Rating: C**

Tenure: Freehold

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