



**Connells**

Grove Road  
Hitchin



## Property Description

Offering a stunning blend of contemporary fittings and features of a bygone era is this fabulous three bedroom property.

Situated in the most central of locations offering easy access to both the town centre and railway station this is a rarely available opportunity.

Internally the accommodation has been sympathetically extended and now offers separate receptions and an amazing kitchen diner to the ground floor with three well proportioned bedrooms and two bathrooms arranged over the upper floors.

The rear garden is also a fantastic size making this an excellent purchase for a growing family.

## Ground Floor

### Entrance Hall

Tiled flooring.

### Lounge

13' 2" into bay x 9' 8" ( 4.01m into bay x 2.95m )

Double glazed bay window to front aspect, fireplace, two storage cupboards and radiator.

### Dining Room

10' 9" x 10' 1" ( 3.28m x 3.07m )

Stairs leading to first floor, understairs storage cupboard, tiled flooring and radiator.

### Kitchen

27' 1" x 13' 1" ( 8.26m x 3.99m )

Modern, fully fitted kitchen with double glazed window and door to rear aspect, a range of wall and base units, work surfaces with splashback, Butler sink with mixer tap, electric oven, gas hob with cooker hood over, integrated fridge/freezer and dishwasher, ample storage, spotlights and skylight.

## First Floor

### Landing

Double glazed skylight and radiator.

### Bedroom Two

12' 10" into recess x 11' ( 3.91m into recess x 3.35m )

Double glazed window to front aspect, feature fireplace and radiator.

### Bedroom Three

7' 4" into recess x 10' 11" ( 2.24m into recess x 3.33m )

Double glazed window to rear aspect, feature fireplace, laminate flooring and radiator.

### Bathroom

Double glazed window to rear aspect, wash hand basin with feature gold taps, panelled bath with rainfall shower, WC, storage cupboard, spotlights, tiled flooring and radiator.

## Second Floor

### Bedroom One

14' 2" x 9' ( 4.32m x 2.74m )

Double glazed window to rear aspect, spotlights and radiator. Measurement into wardrobes. Eaves storage behind wardrobes.

## En Suite

Double glazed window to rear aspect, wash hand basin with mixer tap, walk-in shower, WC, tiled floor and walls, spotlights and heated towel rail.

## Outside

### Front Garden

Patio to front.

### Rear Garden

Rear garden laid to lawn with patio to nearside, greenhouse and shrubs.









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**EPC Rating: C**

Tenure: Freehold

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