



Connells

Stevenage Road  
Hitchin



## Property Description

This is a very well presented two double bedroom period home conveniently located within walking distance of Hitchin Town Centre and the mainline train station.

The ground floor consists of two reception rooms with beautiful fireplaces, a modern fitted kitchen and family bathroom. The first floor has two good size bedrooms with en suite to the master. There is a fully enclosed and easy to maintain rear garden.

With period features and a tastefully modern finish throughout, this home is well suited for first time buyers looking to take their next step. Viewing is highly recommended.

## Ground Floor

### Dining Room

13' 3" x 12' 3" into bay ( 4.04m x 3.73m into bay )

Double glazed front door and bay window to front aspect, feature fireplace, wood effect flooring and radiator.

### Lounge

13' 2" x 11' 1" from stairs ( 4.01m x 3.38m from stairs )

Open to Kitchen. Double glazed floor to ceiling window to rear aspect, fireplace and radiator. Stairs leading to first floor with understairs storage.

### Kitchen

12' 9" max x 10' 8" max ( 3.89m max x 3.25m max )

L-shaped room open to Lounge. Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, work surfaces with splashback, electric oven, hob with cooker hood over, integrated washing machine, tiled floor and radiator. Double glazed door to rear.

### Bathroom

Double glazed window to rear aspect, wash hand basin with feature mixer tap, panelled bath, WC, partly tiled, extractor fan and heated towel rail.

## First Floor

### Landing

Access to Bedrooms 1 and 2.

### Bedroom One

10' 10" x 13' 3" ( 3.30m x 4.04m )

Two double glazed windows to rear aspect and radiator.

### En Suite

Wash hand basin with feature mixer tap, tiled shower cubicle with rainfall shower, WC, tiled walls and floor and extractor fan.

### Bedroom Two

13' 4" x 9' 9" ( 4.06m x 2.97m )

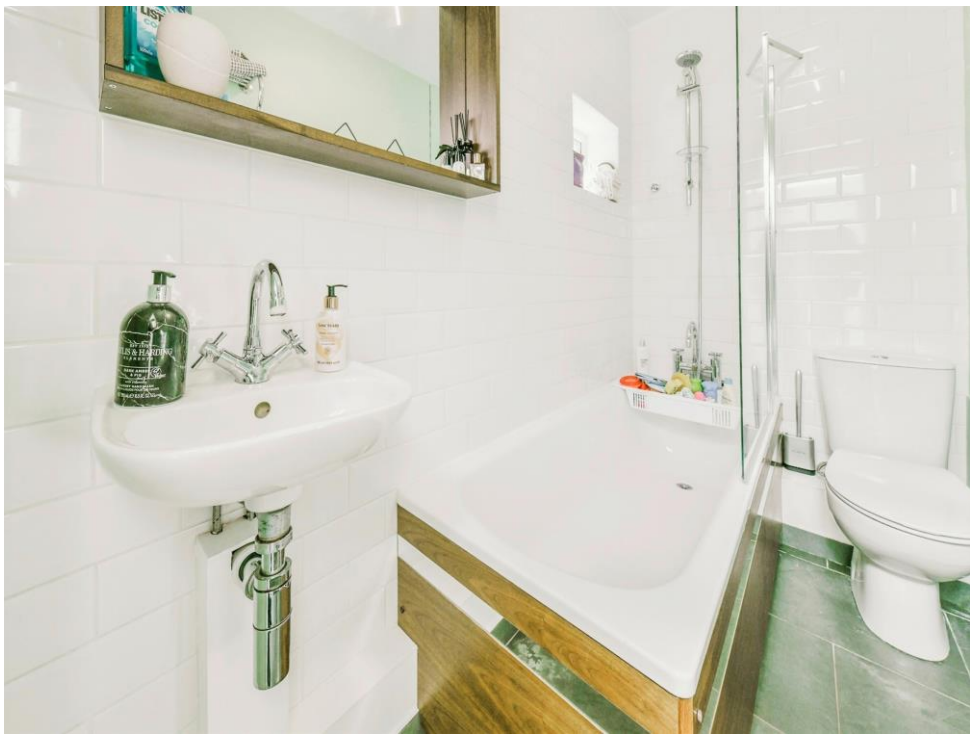
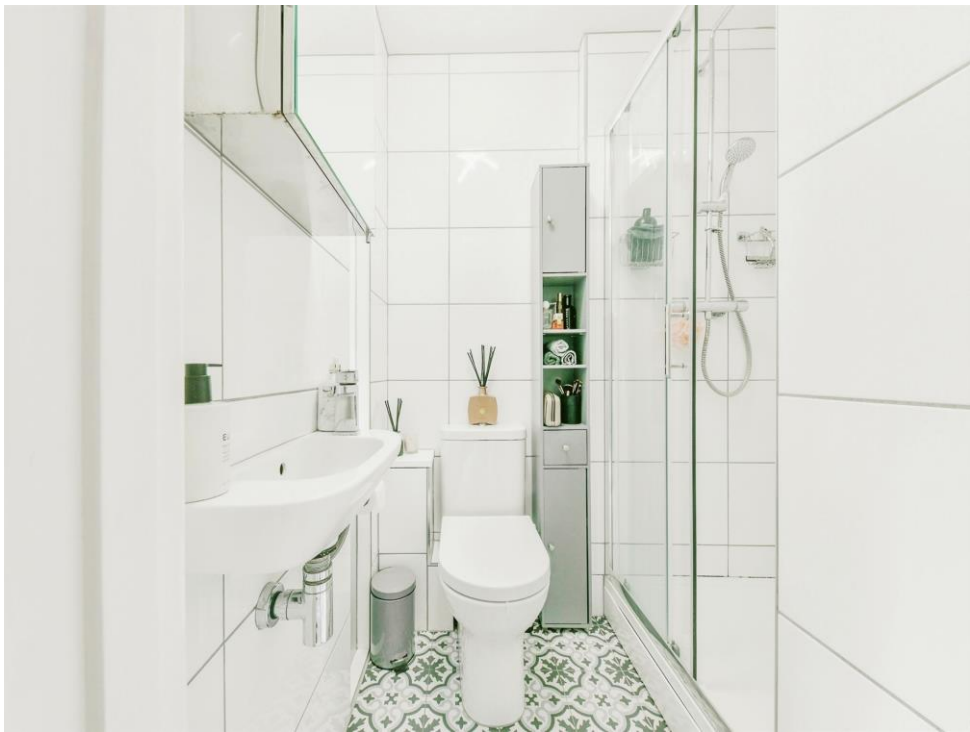
Double glazed window to front aspect, feature fireplace, wooden flooring and radiator.

## Outside

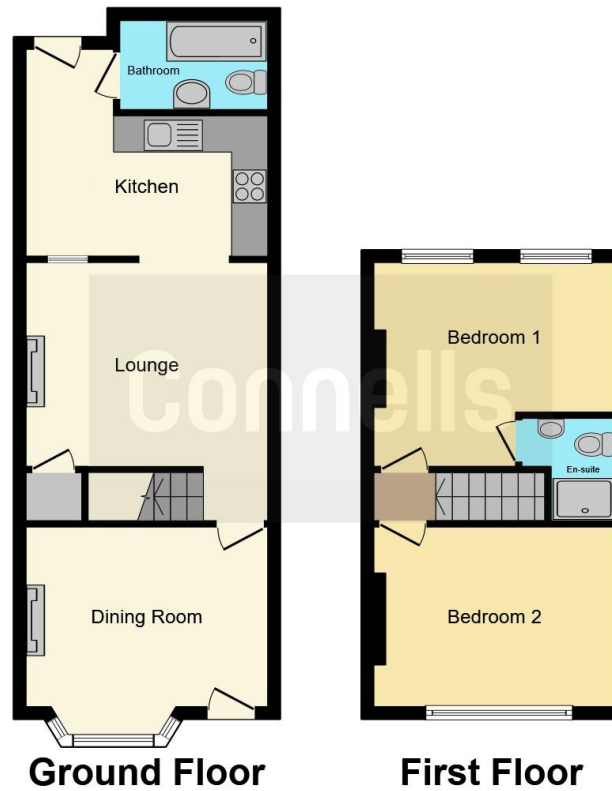
### Rear Garden

Rear garden laid mostly to lawn with shrubs and patio seating area.









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**EPC Rating: E**

Tenure: Freehold

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