



Connells

Benslow Lane
Hitchin



Property Description

This well presented home is located on Benslow Lane, one of Hitchin's most desirable residential roads. Retaining some period features and with lovely high ceilings, this is a must view for those that wish to be close to both the town centre and mainline station, whilst also boasting an enviable address.

Accommodation briefly comprises separate reception rooms, a generous sized extended kitchen diner to the rear, while upstairs can be found three bedrooms accompanied by a family bathroom. Further potential exists for a loft conversion which have proved to be increasingly popular in homes of this type.

Externally there is a very pleasant rear garden, with both a driveway and garage accessed via The Avenue to the rear.

This is a lovely home in a great location so should be viewed to be fully appreciated.

Ground Floor

Entrance Hall

Door to front, wood flooring and radiator.

Lounge

9' 6" max x 13' 11" into bay (2.90m max x 4.24m into bay)

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

Dining Room

7' 9" x 7' 3" (2.36m x 2.21m)

Open to kitchen. Two double glazed skylights, tiled floor and radiator. Double glazed bifold doors leading to rear garden.

Family Room

11' 3" plus alcove x 10' 4" (3.43m plus alcove x 3.15m)

Double glazed window to rear aspect, log burner fireplace, understairs storage, wood flooring and radiator.

Kitchen

14' 3" x 7' 9" (4.34m x 2.36m)

Open to dining room. Fully fitted kitchen with double glazed window and door to side aspect, a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, range oven, gas hob, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, pantry storage and underfloor heating.

First Floor

Landing

Loft access and wood flooring.

Bedroom One

11' 9" x 11' 5" plus alcove (3.58m x 3.48m plus alcove)

Two double glazed windows to front aspect, feature fireplace, built in wardrobes as well as a large storage cupboard and radiator.

Bedroom Two

9' 11" x 9' 3" (3.02m x 2.82m)

Double glazed window to rear aspect, storage cupboard, wood flooring and radiator.

Bedroom Three

7' 10" x 6' 3" plus recess (2.39m x 1.91m plus recess)

Double glazed window to rear aspect, combi boiler housed in storage cupboard and radiator.

Bathroom

Double glazed frosted window to side aspect, wash hand basin with mixer tap, vanity storage, panelled bath with shower over, WC, extractor fan, tiled walls and heated towel rail.

Loft Space

Loft hatch access to fully boarded loft space, double glazed skylight.

Outside

Front Garden

Gated front garden with pathway leading to front door.

Rear Garden

Raised garden with patio area, shed and gate to rear (access via The Avenue). South facing!

Parking

Potential for off-street parking subject to planning permission.









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