



Connells

Hampden Road
Hitchin



Property Description

This is a fantastic three bedroom semi-detached 1930s family home which has been extended to the rear and has a loft conversion. It is conveniently located on Hampden Road which is within walking distance of Hitchin's train station and is close to local amenities as well as the outstanding Hitchin Boys and Girls Schools.

On the extended ground floor there is a bay-fronted lounge, a light and airy kitchen diner, utility, cloakroom and conservatory.

Upstairs are two spacious bedrooms (originally four bedrooms converted into two) and a family bathroom. The loft space has been converted into a further bedroom with en suite.

There is a lovely rear garden with a useful home office and there is a garage, off-street parking and EV charging point at the front of the property.

This is a stunning home and viewing is highly recommended.

Ground Floor

Entrance Hall

Stairs leading to first floor. Two understairs storage cupboards, wood flooring and radiator.

Lounge

15' 10" into bay x 11' 8" into alcove (4.83m into bay x 3.56m into alcove)

Double glazed bay window to front aspect with fitted shutters, log burner, TV point, wood flooring and radiator.

Dining Room

15' 10" x 10' 4" (4.83m x 3.15m)

Open to Kitchen, access to Conservatory and Utility. TV point, spotlights, wood flooring and radiator.

Kitchen

17' 8" x 8' 4" (5.38m x 2.54m)

Open to Dining Room. Fully fitted kitchen with a range of wall and base units, work surfaces with tiled splashback, sink and drainer, double electric oven, large electric hob with cooker hood over, space for American fridge/freezer, spotlights and wood flooring.

Utility Room

10' 2" x 8' 10" (3.10m x 2.69m)

Double glazed door to rear and door to garage. Double glazed skylight, double glazed window to rear aspect, wall and base units, stainless steel sink and drainer, spotlights and tiled flooring with underfloor heating. Space for washing machine and tumble dryer.

Conservatory

15' x 12' 10" (4.57m x 3.91m)

Fully double glazed windows, door to side, wood flooring and radiator.

Cloakroom

Wash hand basin with splashback and WC.

First Floor

Landing

Double glazed window to side aspect, undestairs storage and radiator.

Bedroom One

17' 7" max x 12' 10" max (5.36m max x 3.91m max)

Two double glazed windows to front aspect with fitted shutters, feature fireplace, spotlights and two radiators.

Bedroom Two

15' 10" x 10' 5" max (4.83m x 3.17m max)

Two double glazed windows to rear aspect and radiator.

Bathroom

Fully tiled bathroom with two double glazed windows to side aspect, freestanding bath, wash hand basin with mixer tap, shower cubicle with rainfall shower, WC, extractor fan, spotlights, underfloor heating and heated towel rail.

Second Floor

Bedroom Three

Two double glazed skylights to front and rear, stairs leading to storage area and radiator.

En Suite

Tiled wetroom with double glazed window to side aspect, wash hand basin with mixer tap, two shower heads (one rainfall), WC, extractor fan and shaver point.

Outside

Garage

Doors to front, power, lighting, storage to sides.

Rear Garden

Mostly laid to lawn with patio area, two decked areas and a shed. Shrubs to side with plants and flower beds.

Home Office

Situated in rear garden. Power and internet (cable).









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Property Ref: HIT307712 - 0004