



**Connells**

Old Hale Way  
Hitchin



## Property Description

This rarely available double fronted two bedroom bungalow is offered to the market on a CHAIN FREE basis. The property has a kitchen/dining room, large reception, family bathroom and two bedrooms to the front.

The home is in need of modernisation but has fantastic potential to extend STPP! With a garage, driveway for at least three vehicles and a great sized private rear garden this a truly special find. Book your appointment now.

## Ground Floor

### Entrance Hall

Double glazed door to front, storage cupboard, loft access and radiator.

### Lounge

24' 9" x 12' ( 7.54m x 3.66m )

Double glazed window to rear and two double glazed windows to side aspect, fireplace and three radiators.

### Kitchen Diner

15' 4" max x 13' 10" max ( 4.67m max x 4.22m max )

Fully fitted kitchen with two double glazed windows to rear and one double glazed window to side aspect. Range of base units, sink and drainer, plumbing for washing machine and radiator.

### Bedroom One

13' 1" into bay x 12' into wardrobe ( 3.99m into bay x 3.66m into wardrobe )

Double glazed bay window to front aspect, fitted wardrobe and radiator.

### Bedroom Two

12' 10" into wardrobe x 11' 11" ( 3.91m into wardrobe x 3.63m )

Double glazed bay window to front aspect, built-in cupboard and radiator.

## Bathroom

Double glazed window to side aspect, wash hand basin with vanity, shower cubicle and cupboard housing boiler. Separate W.C.

## Outside

## Rear Garden

Large, lawned rear garden with patio to nearside.

## Parking

Dropped kerb parking with space for at least cars.

## Garage

Garage in need of renovation.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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