



**Connells**

Thatchers End  
Hitchin





## Property Description

Offering fantastic potential to create a large family home is this three bedroom property situated in the popular Purwell location of Hitchin. Great sized accommodation throughout, three large bedrooms and a recently refitted family bathroom. Externally the lovely south-facing rear garden has to be seen to be believed and there is ample off-street parking to the front.

Purwell is an ideal location for young families and has excellent access to open countryside, highly regarded primary schools and Hitchin mainline train station. An internal viewing is highly recommended.

## Ground Floor

### Entrance Hall

Double glazed door and single glazed window to front aspect, stairs leading to first floor, understairs storage and radiator.

### Lounge

14' 4" max x 11' 7" ( 4.37m max x 3.53m )

Double glazed window and French doors to rear aspect, gas fireplace, TV and telephone points.

### Dining Room

13' into bay x 10' max ( 3.96m into bay x 3.05m max )

Double glazed bay window to front aspect and radiator.

### Kitchen

10' x 6' 8" ( 3.05m x 2.03m )

Fully fitted kitchen with single glazed window to rear aspect, a range of wall and base units, work surfaces with splashback tiling, integrated double oven, electric hob and dishwasher, one and half bowl sink and drainer, space for fridge/freezer and plumbing for washing machine.



## First Floor

### Landing

Single glazed window to front aspect, airing cupboard housing boiler and loft access.

### Bedroom One

12' max x 10' max ( 3.66m max x 3.05m max )

Single glazed window to rear aspect and radiator.

### Bedroom Two

12' 6" x 10' 2" ( 3.81m x 3.10m )

Single glazed window to rear aspect, storage cupboard and radiator.

### Bedroom Three

9' 6" max x 7' 9" max ( 2.90m max x 2.36m max )

Single glazed window to front aspect and overstairs storage cupboard.

### Bathroom

Two single glazed windows to side aspect, wash hand basin with vanity, shower cubicle, WC and heated towel rail.

## Outside

### Front Garden

Lawned frontage with steps leading to front door.

### Rear Garden

A large, lawned south-facing rear garden with patio and mature areas.

### Parking

Dropped kerb parking with space for two cars.

### Outbuilding

Original outbuilding with coal shed and overhead storage, WC.















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To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

**EPC Rating: D**

Tenure: Freehold

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