



Connells

Brampton Park Road  
Hitchin





## Property Description

A stunning three bedroom period property offered for sale by the current vendors in excellent condition throughout.

The ground floor accommodation has been thoughtfully designed to create fabulous open plan living with a beautiful high specification kitchen and luxury bathroom to the rear. Upstairs has also been cleverly modified to now offer three excellent size bedrooms with the unusual benefit of an en suite to the master.

Outside the rear garden is an excellent size and there is ample parking on the quiet street to the front.

Brampton Park Road is a very central location and as such offers easy access to both the town centre and railway station while excellent schools are also nearby.

## Ground Floor

### Lounge

12' 4" into bay x 11' 10" ( 3.76m into bay x 3.61m )

Double glazed door and bay window to front aspect, built-in storage, log burner, TV point and radiator.

### Dining Room

13' 5" max x 10' 9" max ( 4.09m max x 3.28m max )

Open to Lounge and Kitchen. Double glazed window to rear aspect, stairs leading to first floor, storage, wood flooring and radiator.

### Kitchen

9' 11" x 7' 4" ( 3.02m x 2.24m )

Fully fitted kitchen with double glazed door and window to side aspect, a range of wall and base units, work surfaces with tiled splashbacks, integrated appliances including dishwasher, fridge/freezer, electric oven, gas hob with cooker hood over, wine fridge, spotlights and tiled flooring.

### Utility Room

Storage cupboard housing boiler, space for washing machine and tumble dryer and tiled flooring.

## First Floor

### Landing

Loft access.

### Bedroom One

13' 10" plus recess x 10' 10" ( 4.22m plus recess x 3.30m )

Two double glazed windows to front aspect, built-in storage and two radiators.

### En Suite

Wash hand basin with mixer tap, tiled shower cubicle, WC, extractor fan and tiled flooring.

### Bedroom Two

11' 2" max x 10' 8" ( 3.40m max x 3.25m )

Double glazed window to rear aspect and radiator.

### Bedroom Three

9' 11" max x 9' 4" ( 3.02m max x 2.84m )

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

### Bathroom

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

## Outside

### Rear Garden

Mostly laid to lawn with patio area, shrubs to side, outdoor tap and shed.

### Parking

On-street parking to the front.















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**EPC Rating: D**

Tenure: Freehold

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