



Connells

Westwood Avenue
Hitchin



Property Description

A beautifully presented three bedroom semi-detached home situated in the highly sought after SG4 9 area of Hitchin.

This property offers excellent living space with the benefit of a rear extension to provide a further shower room and conservatory. There is also an open plan living/dining room and a newly fitted kitchen to the ground floor.

The upstairs offers two doubles and a single bedroom as well as a family bathroom. Outside is an unusually large rear garden, garage and ample driveway parking.

Westwood Avenue is a quiet location offering excellent access to local schooling, the station and Hitchin town centre.

Ground Floor

Entrance Hall

Double glazed door and window to front aspect, telephone point, carpeted flooring, radiator.

Lounge

14' 1" x 11' 4" (4.29m x 3.45m)

Double glazed window to front aspect, radiator, TV and telephone points.

Kitchen

11' x 6' 1" (3.35m x 1.85m)

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, integrated double oven, gas hob with cooker hood over, space for fridge/freezer, plumbing for dishwasher and tiled flooring.

Dining Room

10' x 11' 4" (3.05m x 3.45m)

Double glazed patio doors leading to Conservatory, and radiator.

Cloakroom / Shower Room

Double glazed window to side aspect, wash hand basin, shower cubicle and WC.

Conservatory

12' 10" x 10' 7" (3.91m x 3.23m)

Double glazed window to rear aspect, UPVC construction, wall lights and tiled flooring.

First Floor

Landing

Double glazed window to side aspect, stairs from hallway and loft access.

Bedroom One

13' 7" x 9' 3" (4.14m x 2.82m)

Double glazed window to front aspect, fitted wardrobes, telephone point and radiator.

Bedroom Two

8' 7" x 8' 3" (2.62m x 2.51m)

Double glazed window to rear aspect, built-in wardrobes and radiator.

Bedroom Three

10' 6" x 6' 7" max (3.20m x 2.01m max)

Double glazed window to front aspect, overstairs cupboard and radiator.

Bathroom

Double glazed window to rear aspect, wash hand basin, shower cubicle, low level WC, partly tiled and heated towel rail.

Outside

Rear Garden

Patio to rear side of house leading to large lawned area, various landscaped flower beds, an array of mature trees, bushes and a shed.

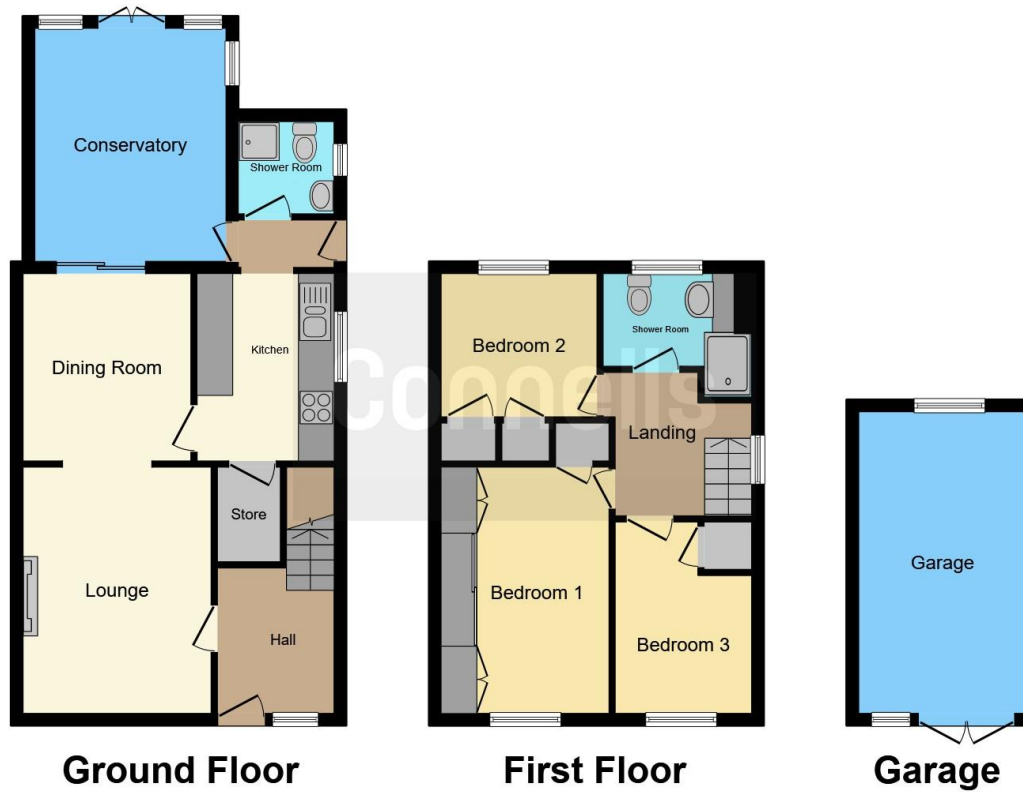
Garage

Power and lighting with French Doors. Ample parking on driveway for three cars.









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

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EPC Rating: Awaited

Tenure: Freehold

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