



**Connells**

Mountjoy  
Hitchin



## Property Description

Offered to the market is this three bedroom family home located in the ever popular Purwell area of Hitchin. This property is situated on a sizeable corner plot with ample land to the side and rear, meaning there is fantastic potential to extend STPP.

This home benefits from an entrance hall, galley style kitchen, two receptions, cloakroom and conservatory on the ground floor, with the first floor comprising three good sized bedrooms and a family bathroom. Further benefits include front and rear gardens, off-street parking, a large workshop/outbuilding and a garage.

## Ground Floor

### Entrance Hall

Door to front, understairs storage and radiator.

### Cloakroom

Double glazed window to side aspect, WC and wood effect flooring.

### Lounge

15' 10" x 10' 11" max ( 4.83m x 3.33m max )  
Sliding patio doors leading to Conservatory. Feature fireplace, TV points and two mirrored radiators.

### Dining Room

12' into bay x 10' 11" plus recess ( 3.66m into bay x 3.33m plus recess )

Open to Lounge. Double glazed bay window to front aspect, built-in double storage, feature fireplace and radiator.

### Kitchen

9' 11" max x 6' 2" ( 3.02m max x 1.88m )  
Double glazed window to side and double glazed door to rear. Fully fitted galley style kitchen with a range of wall and base units, work surfaces with matching splashback, electric oven, gas hob with cooker hood over, integrated fridge/freezer, space for washing machine and cupboard housing boiler. Wood effect flooring.

## Conservatory

9' 10" x 9' 8" ( 3.00m x 2.95m )

Double glazed, plastic roof and door leading to garden.

## First Floor

### Landing

Double glazed window to side aspect, airing cupboard with water cylinder and loft access.

### Bedroom One

11' 2" x 10' 5" ( 3.40m x 3.17m )

Double glazed window to rear aspect, fitted wardrobes, storage above bed and dressing unit and radiator.

### Bedroom Two

14' 10" max x 9' 5" max ( 4.52m max x 2.87m max )

Double glazed window to rear aspect, double fitted wardrobe and radiator.

### Bedroom Three

10' max x 7' 8" plus door recess ( 3.05m max x 2.34m plus door recess )

Double glazed window to front aspect, fitted storage above bed, double wardrobe and desk area, and two radiators.

### Bathroom

Double glazed window to rear aspect, wash hand basin with vanity storage, panelled bath with shower over, WC, floor to ceiling storage cupboard, partly tiled, towel rail and radiator.

## Outside

### Garden

Large corner plot, mostly laid to lawn and decked area. Two outbuildings in need of repair.

### Garage

Single garage in need of repair.

### Workshop

In need of repair.

### Parking

Off-street, dropped kerb driveway parking with space for up to two vehicles.









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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**

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Tenure: Freehold



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