



**Connells**

Royal Oak Lane  
Pirton HITCHIN



## Property Description

Offered to the market with no upward chain is this well-presented three bedroom semi-detached property which is located in the highly sought after Pirton village. This family home benefits from an entrance porch and hall, lounge, large kitchen/diner, spacious landing, family bathroom and three well proportioned bedrooms. Furthermore this property has a large frontage offering parking for multiple cars and a garage. The private rear garden has access to an outbuilding with power and lighting.

There is potential to extend this property subject to planning permission. This property did previously have planning permission, which has now expired, for a double storey extension expanding it to a 4/5 bedroom property.

The village of Pirton is located on the edge of Hitchin and while beautiful countryside is on your doorstep there is also a local village hall, pub and shops. Pirton has great transport links to London via the M1 and the A1(M), railway links, is within 10 miles of Luton Airport and approximately 30 miles from Stansted Airport. There is also a bus service from the village which goes into Hitchin, including a service for children going to secondary school.

## Ground Floor

### Entrance Porch

Single glazed door and window to front, built-in floor mat.

### Entrance Hall

Wood effect flooring and radiator.

### Lounge

13' 8" into bay x 15' 2" into media wall ( 4.17m into bay x 4.62m into media wall )

Double glazed bay window to front aspect, fireplace, understairs storage, wood effect flooring and radiator.

### Kitchen Diner

21' x 10' 3" ( 6.40m x 3.12m )

Fully fitted kitchen diner with double glazed window and door to rear, a range of wall and base units, Butler-style sink, range oven, walk-in pantry storage, space for dishwasher, fridge/freezer, washing machine, and radiator.

## First Floor

### Landing

Storage cupboard housing boiler and loft access.

### Bedroom One

12' 9" x 10' 2" ( 3.89m x 3.10m )

Double glazed window to rear aspect, walk-in wardrobe/storage cupboard, wood effect flooring and radiator.

### Bedroom Two

12' 9" x 10' ( 3.89m x 3.05m )

Two double glazed windows to front, wood effect flooring and radiator.

### Bedroom Three

8' max x 7' 3" plus recess ( 2.44m max x 2.21m plus recess )

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

### Bathroom

Double glazed frosted window to rear aspect, wash hand basin, panelled bath with shower over, WC, partly tiled and heated towel rail.

## Outside

### Rear Garden

Mostly laid to lawn with patio area, outbuilding and hedges to borders.

### Outbuilding

9' 10" x 7' 10" ( 3.00m x 2.39m )

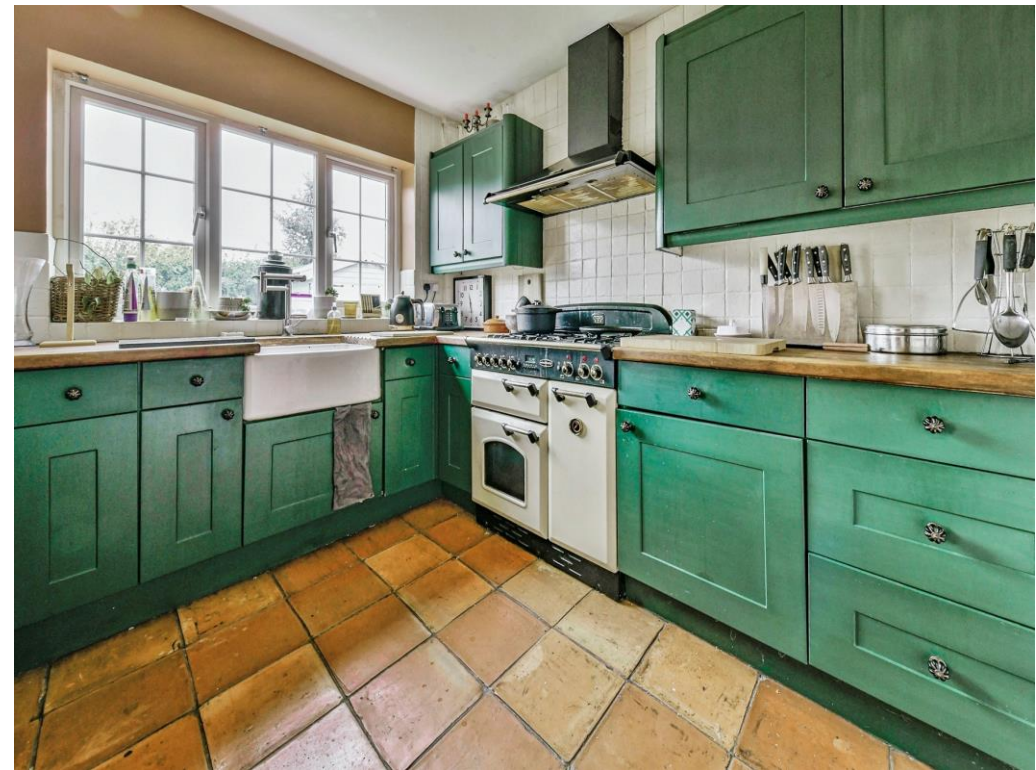
Outbuilding with power, lighting and cable connection. Currently used for storage.

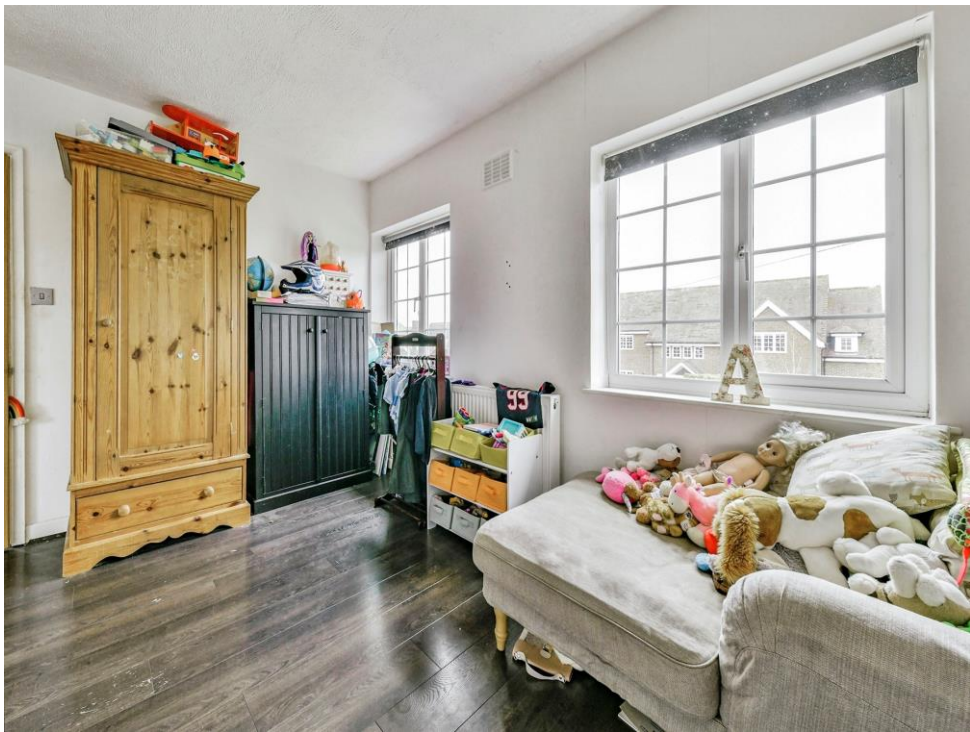
### Garage

Garage with power and lighting.

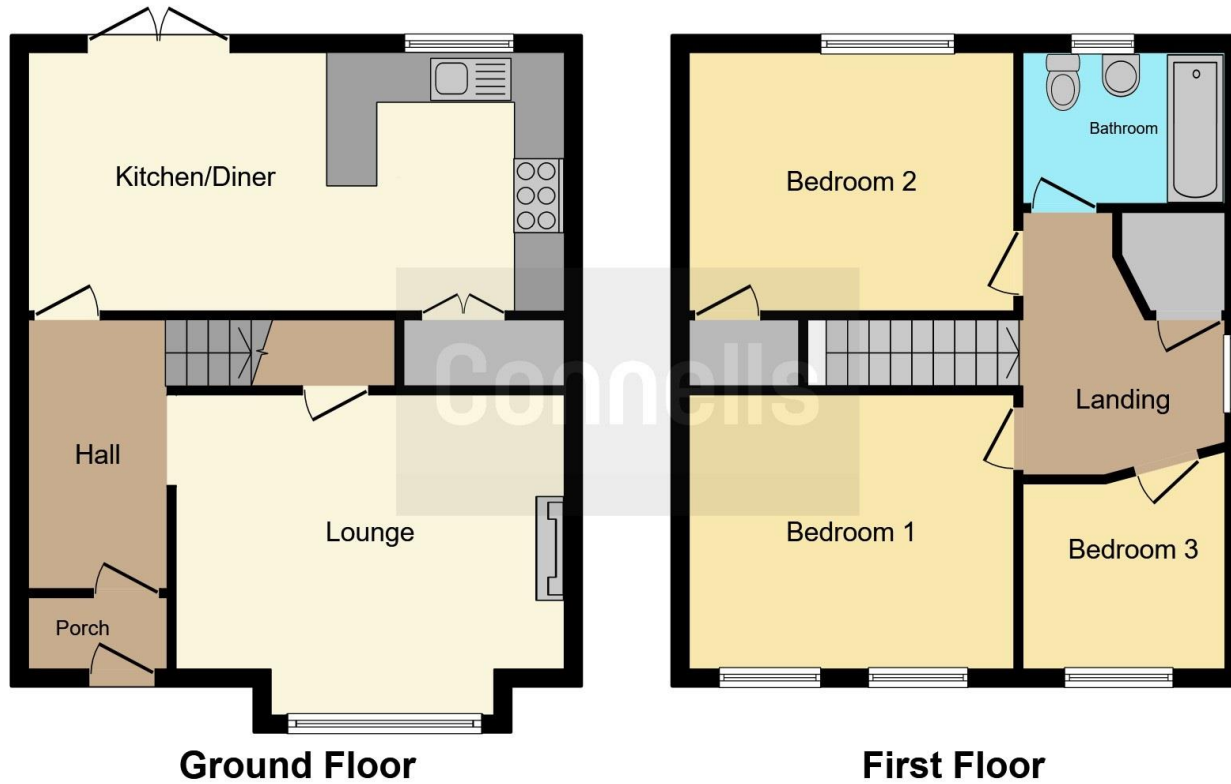
### Parking

Dropped kerb parking with space for multiple vehicles.









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)

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**EPC Rating: Awaited**

Tenure: Freehold

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