



Connells

Woolgrove Road
Hitchin



Property Description

Offered to the market is this three bedroom family home situated on a large corner plot overlooking Walsworth Common. This home is well-presented throughout and currently comprises separate receptions, kitchen, excellent bedroom space and a family bathroom.

The scope for extension (STPP) is clear with excellent size garden space to three sides of the property. Excellent schooling is also nearby while the station is just a 10 minute stroll.

Ground Floor

Entrance Porch

Double glazed door to front, two double glazed windows to side aspect and tiled flooring.

Entrance Hall

Spotlights and radiator.

L-Shaped Lounge

16' x 14' 10" max (4.88m x 4.52m max)

Two double glazed windows to front aspect, electric fireplace, TV and telephone points, spotlights and radiator.

Dining Room

9' 11" x 8' 7" (3.02m x 2.62m)

Double glazed window to rear and side aspect, spotlights and radiator.

Kitchen

11' 1" x 8' 8" (3.38m x 2.64m)

Fitted kitchen with double glazed door to rear, a range of wall and base units, work surfaces with tiled splashback, range oven, dishwasher and tiled flooring.

First Floor

Landing

Double glazed window to side aspect, stairs rising from ground floor, storage cupboard and spotlights.

Bedroom One

14' 9" x 10' 11" (4.50m x 3.33m)

Double glazed windows to side and front aspect and radiator.

Bedroom Two

11' 5" x 11' 5" (3.48m x 3.48m)

Double glazed window to rear aspect, loft access and radiator.

Bedroom Three

11' 5" max x 6' 6" (3.48m max x 1.98m)

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

Bathroom

Fully tiled bathroom with double glazed window to front aspect, wash hand basin with vanity storage, panelled bath with shower over, WC, spotlights and heated towel rail.

Loft Space

Part boarded and combi boiler.

Outside

Front Garden

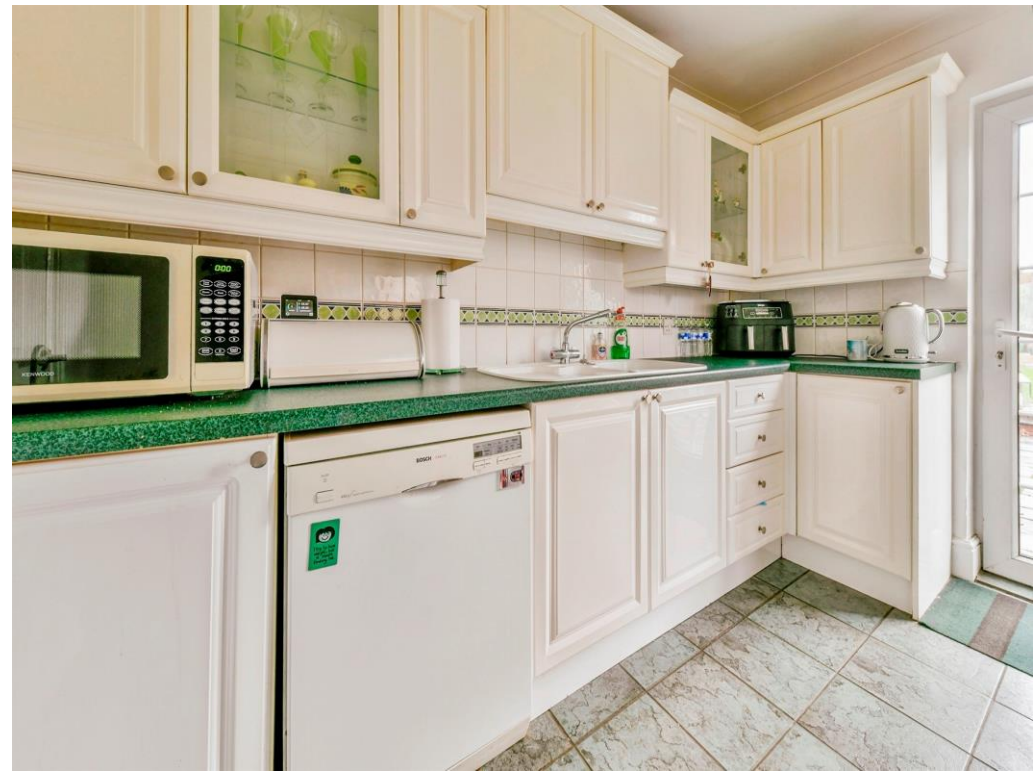
Mostly laid to lawn.

Rear Garden

Laid to lawn with patio, decked area and pond.

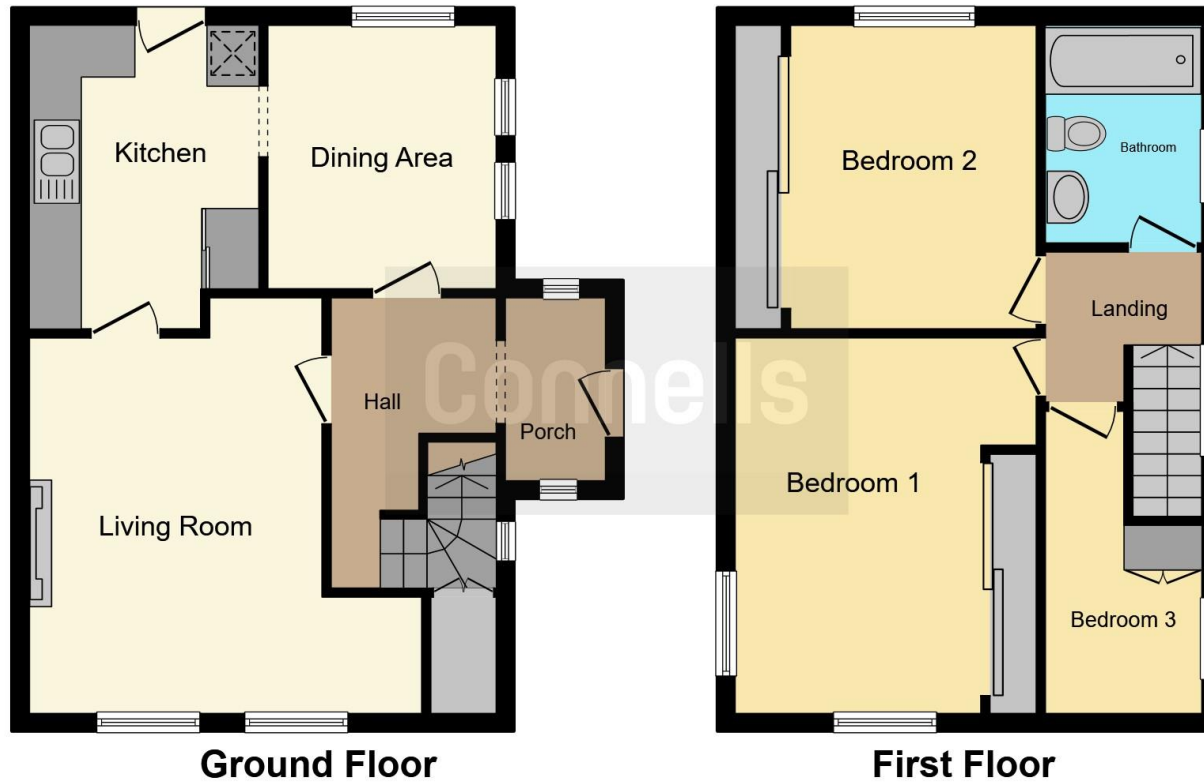
Parking

Dropped kerb parking with driveway space for up to five 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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