



Connells

Whitegale Close  
Hitchin



# Whitegale Close Hitchin SG4 9LP

for sale  
**£535,000**



## Property Description

A stunning three bedroom family home presented to high standard through out. Offering internal accommodation comprising a lounge opening into a fantastic kitchen diner with a conservatory to the rear. Upstairs are three well proportioned bedrooms and a recently fitted family bathroom. Externally is a very private rear garden and ample off-street parking.

Whitegale Close is nestled in a quiet cul-de-sac in the popular SG4 9 location of Hitchin with access to excellent schooling and is a short walk to the train station and town centre.

## Ground Floor

### Entrance Hall

Double glazed door to front, wood effect flooring and radiator.

### Lounge

13' 9" max x 13' 9" ( 4.19m max x 4.19m )

Double glazed window to front aspect, gas fireplace with back boiler, TV and telephone points and understairs storage cupboard.

### Kitchen Diner

16' 10" x 10' 4" ( 5.13m x 3.15m )

Fully fitted kitchen with a range of wall and base units, peninsula with breakfast bar, work surfaces with tiled splashback, Butler-style sink and drainer, electric oven, gas hob with cooker hood over, integrated dishwasher and washing machine, and radiator.

### Conservatory

13' x 7' 7" ( 3.96m x 2.31m )

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

## First Floor

### Landing

Double glazed window to side aspect and loft access.

### Bedroom One

13' 7" x 10' max ( 4.14m x 3.05m max )

Double glazed window to front aspect, built-in cupboard and radiator.

### Bedroom Two

8' 11" x 8' 2" ( 2.72m x 2.49m )

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

### Bedroom Three

10' 5" max x 6' 9" ( 3.17m max x 2.06m )

Double glazed window to front aspect, built-in overstairs storage cupboard and radiator.

## Bathroom

Double glazed window to front aspect, wash hand basin with vanity, bath with electric shower over, WC, partly tiled and heated towel rail.

## Outside

### Front Garden

Landscaped frontage with mature borders and hedgerows.

### Rear Garden

A very private rear garden mostly laid to lawn with mature areas, patio, timber shed and side access.

### Parking

Driveway parking with space for up to two cars.



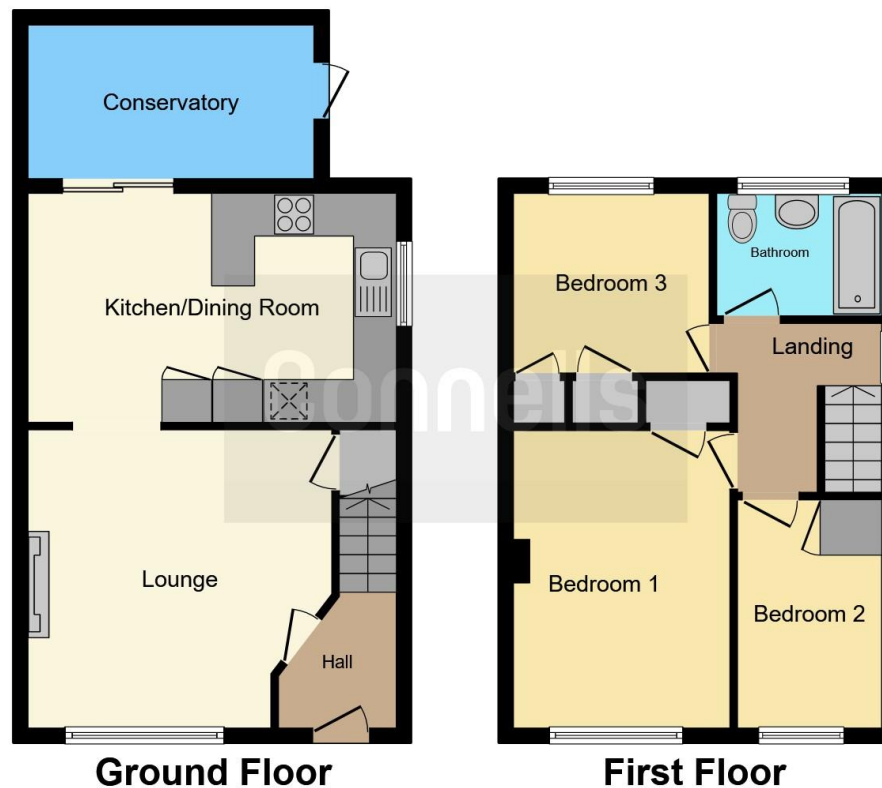












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIT305099](http://connells.co.uk/Property/HIT305099)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT305099 - 0002