



**Connells**

Willian Road  
Hitchin



# Willian Road Hitchin SG4 0LS

for sale guide price  
**£650,000**



## Property Description

This attractive three bedroom semi-detached 1930s home has been meticulously maintained and extended to the rear. It is conveniently located on Willian Road which is within walking distance of Hitchin's mainline train station, local amenities and countryside walks.

On the extended ground floor, there is a large, bright and airy bay-fronted lounge, as well as a large kitchen with space for dining and has double doors leading out to the beautiful rear garden. Upstairs, there are three well decorated bedrooms with modern fitted wardrobes and a family bathroom.

Externally, the property is situated on a large plot, and boasts a garage and a generous driveway with space for multiple cars. The beautifully kept south-east facing garden is complete with a large patio area and has side access to the front.

This is a stunning home, and an internal viewing is highly recommended.

## Ground Floor

### Entrance Hall

Double glazed door and window to front, stairs leading to first floor with understairs storage cupboard, telephone point and radiator.

### Lounge Diner

24' into bay x 11' 8" max ( 7.32m into bay x 3.56m max )

Electric fireplace, TV point, wood effect flooring and two radiators.

### L-Shaped Kitchen

17' 7" max x 17' 2" max ( 5.36m max x 5.23m max )

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

First Floor

Landing

Double glazed window to side aspect.

Bedroom One

12' 3" x 10' 7" ( 3.73m x 3.23m )

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

Bedroom Two

11' 6" x 10' 7" ( 3.51m x 3.23m )

Double glazed window to rear aspect and radiator.

Bedroom Three

7' x 6' 10" into wadrobe ( 2.13m x 2.08m into wadrobe )

Double glazed window to front aspect, fitted wardrobe and radiator.

Bathroom

Double glazed window to rear aspect, wash hand basin, bath with shower over, shower cubicle, WC, extractor fan, heated towel rail and loft access.

Outside

Rear Garden

A large, south-east facing rear garden with huge patio, beautifully manicured lawns and raised flower beds, large timber shed and side gated access.

Parking

Dropped kerb parking with space for up to four vehicles.

Garage

Garage with up and over door, and door leading to garden.



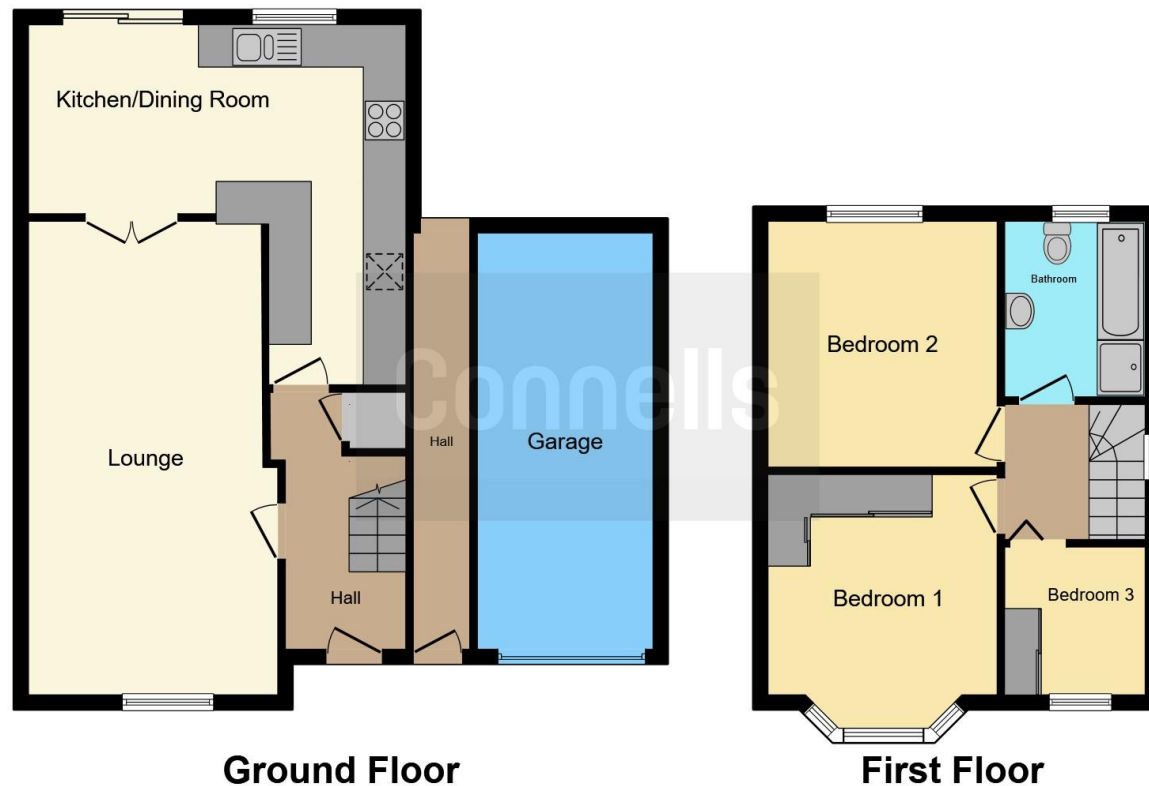












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**EPC Rating: C**

Tenure: Freehold

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