





Property Description

A fabulous property situated in the most central of locations offering excellent living space arranged over three floors. On the ground floor is a kitchen diner opening into a lovely garden room.

The first floor consists of a lounge with balcony, the second double bedroom and a family bathroom. The top floor hosts a fantastic master suite with a dressing area and a well fitted en-suite.

Externally the low maintenance rear garden overlooks the river. There is also an integral garage and driveway.

Hitchin Town Centre and Railway station are within a short walk as are highly rated schools.

Ground Floor

Entrance Hall

Double glazed door to front, double glazed window to side aspect, stairs leading to lower ground and first floor and wood effect flooring.

Lower Ground Floor

Cloakroom

Double glazed window to side aspect, wash hand basin, WC and radiator.

Kitchen Diner

12' 7" plus door recess x 9' 10" (3.84m plus door recess x 3.00m)

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, electric oven, gas hob with cooker hood over, integrated appliances including fridge/freezer and washing machine, boiler and radiator. Double glazed French doors leading to garden room.

Garden Room

10' 10" x 8' 5" (3.30m x 2.57m)

Double glazed windows to rear and side aspect, tiled flooring and French doors leading to garden.

First Floor

Landing

Double glazed windows to both sides. Stairs from ground floor and stairs leading to second floor.

Lounge

18' 9" x 9' 9" max (5.71m x 2.97m max)

Two double glazed windows to rear aspect, TV and telephone points, French doors leading to balcony, parquet flooring and radiator.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m)

Double glazed window to front aspect and radiator.

Bathroom

Double glazed window to front aspect, wash hand basin, bath with shower over, WC, extractor fan, partly tiled, shaver point and radiator.

Second Floor

Landing

Airing cupboard. Stairs from first floor.

Bedroom One

10' 10" max x 13' 6" max (3.30m max x 4.11m max)

Double glazed windows to front and rear aspect, dressing area with built-in wardrobe and radiator. Steps leading to sleeping area

with built-in wardrobe and radiator. Loft access.

En Suite

Double glazed window to front aspect, wash hand basin, shower cubicle, WC, partly tiled, extractor fan and radiator.

Outside

Front Garden

Walled frontage with bin storage areas.

Rear Garden

A low maintenance tiered rear garden, patio to nearside of house, steps leading to decked area overlooking the river.

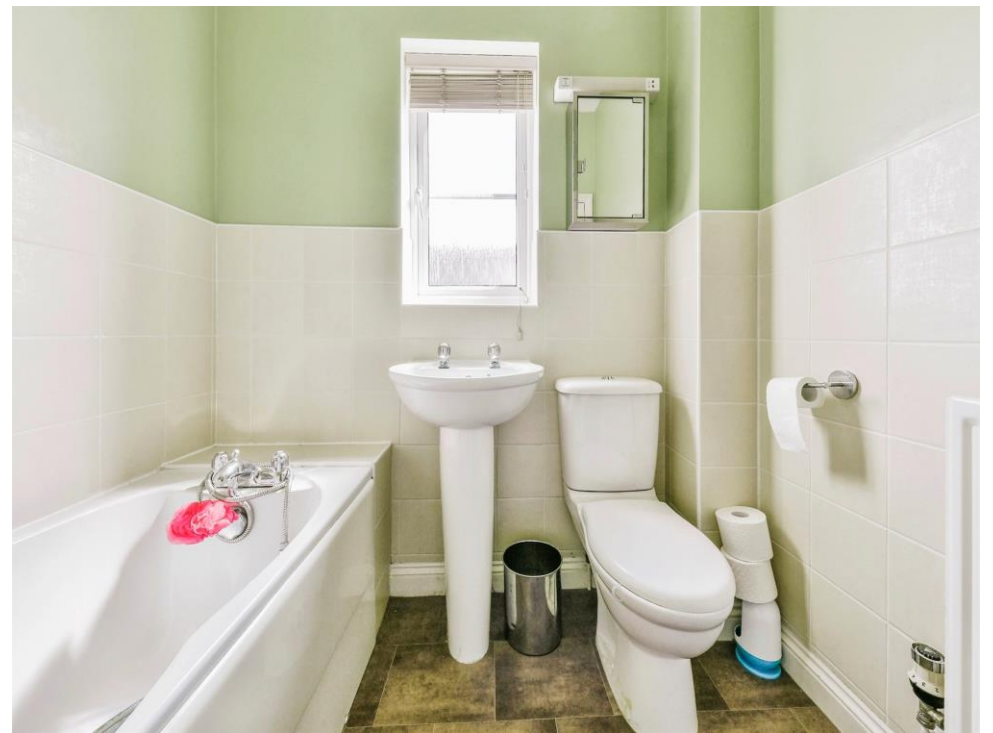
Parking

Dropped kerb parking with space for up to two cars.

Garage

Integral garage with electric roller door, power and lighting.









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Tenure: Freehold

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