



Connells

Stevenage Road
Hitchin



Property Description

Offered to the market is this lovely four bedroom family home. The ground floor comprises entrance porch and hall, lounge diner, fitted kitchen and study.

The first floor accommodation boasts four well-proportioned bedrooms and a family bathroom. Further benefits include a double driveway to the front, solar panels and a large corner plot with a wraparound side/rear garden.

The property is ideally located within walking distance of Hitchin town centre, train station and local amenities, as well as being within excellent school catchments. This home offers fantastic potential for modernisation with potential for extension (STPP).

Ground Floor

Entrance Hall

Double glazed window and door to front, and radiator.

Study

16' 2" x 7' 2" (4.93m x 2.18m)

Double glazed door to side, fitted storage and radiator.

Open Plan Living Space

22' x 9' 9" max (6.71m x 2.97m max)

Lounge Area

Single glazed door and window to front aspect (both internal), electric feature fireplace, wood flooring and radiator.

Dining Area

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

Kitchen

11' 1" x 8' 11" (3.38m x 2.72m)

Fully fitted kitchen with double glazed window to rear aspect, double glazed door to side, a range of wall and base units, work surfaces with tiled splashback, electric oven, gas hob with cooker hood over, space for fridge/freezer, dishwasher, washing machine and tumble dryer. Pantry storage and radiator.

First Floor

Landing

Loft access.

Bedroom One

10' 10" plus wardrobes x 9' 10" (3.30m plus wardrobes x 3.00m)

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

Bedroom Two

11' 3" x 8' 3" (3.43m x 2.51m)

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

Bedroom Three

9' 11" x 8' 3" (3.02m x 2.51m)

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

Bedroom Four

8' 8" x 6' 4" plus recess (2.64m x 1.93m plus recess)

Double glazed window to rear aspect and radiator.

Bathroom

Fully tiled bathroom with double glazed window to rear aspect, wash hand basin, shower cubicle and WC.

Outside

Front Garden

Dropped kerb driveway with space for at least two cars.

Rear Garden

Corner plot with wraparound garden to the rear and side, mostly laid to lawn.









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

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308054



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308054 - 0002