



Connells

Lancaster Avenue
Hitchin



Property Description

This halls adjoining Edwardian semi-detached family home is offered to the market for the first time in nearly 50 years. This fantastic opportunity presents three spacious reception rooms and fitted kitchen, with the first floor accommodation comprising three double bedrooms and a family bathroom.

Externally, the property has a private rear garden and a wooden built bar. Lancaster Avenue is one of Hitchin's most desirable roads and is ideally situated within walking distance of both Hitchin town centre and mainline train station. Furthermore, there are local green spaces and excellent schooling nearby.

Ground Floor

Entrance Hall

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

Lounge

13' 4" into bay x 12' 2" (4.06m into bay x 3.71m)

Double glazed bay window to front aspect, TV point, wood effect flooring and radiator.

Dining Room

14' 2" x 10' 10" (4.32m x 3.30m)

Two double glazed windows to side aspect, understairs storage and wood effect flooring.

Family Room

11' 4" x 9' 9" (3.45m x 2.97m)

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

Kitchen

10' 10" x 10' 2" (3.30m x 3.10m)

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, stainless steel sink and drainer, work surfaces with tiled splashback, boiler, electric oven, hob with cooker hood over, space for white goods and wood effect vinyl flooring.

First Floor

Landing

Storage cupboard and wood effect flooring.

Bedroom One

15' 10" x 11' 4" plus bay (4.83m x 3.45m plus bay)

Two double glazed windows (one bay) to front aspect, wood effect flooring and radiator.

Bedroom Two

11' 4" x 9' 8" into recess (3.45m x 2.95m into recess)

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

Bedroom Three

16' 10" x 10' 10" (5.13m x 3.30m)

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

Bathroom

Double glazed window to side aspect, wash hand basin, panelled bath, WC, partly tiled, storage cupboard, lino tiled effect flooring and radiator.

Outside

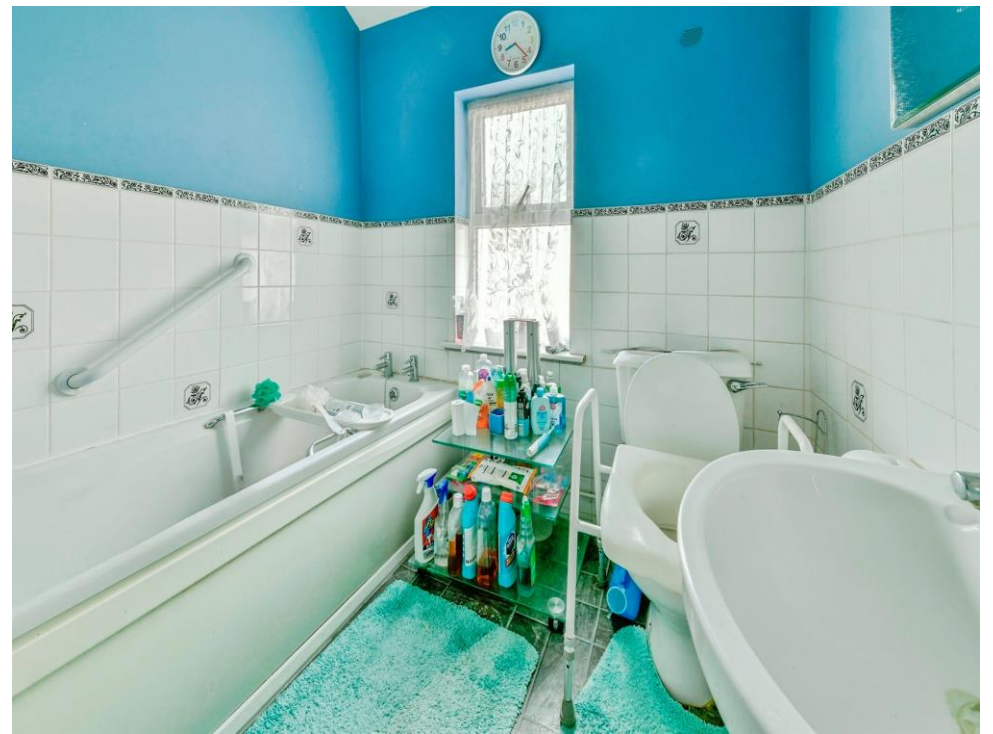
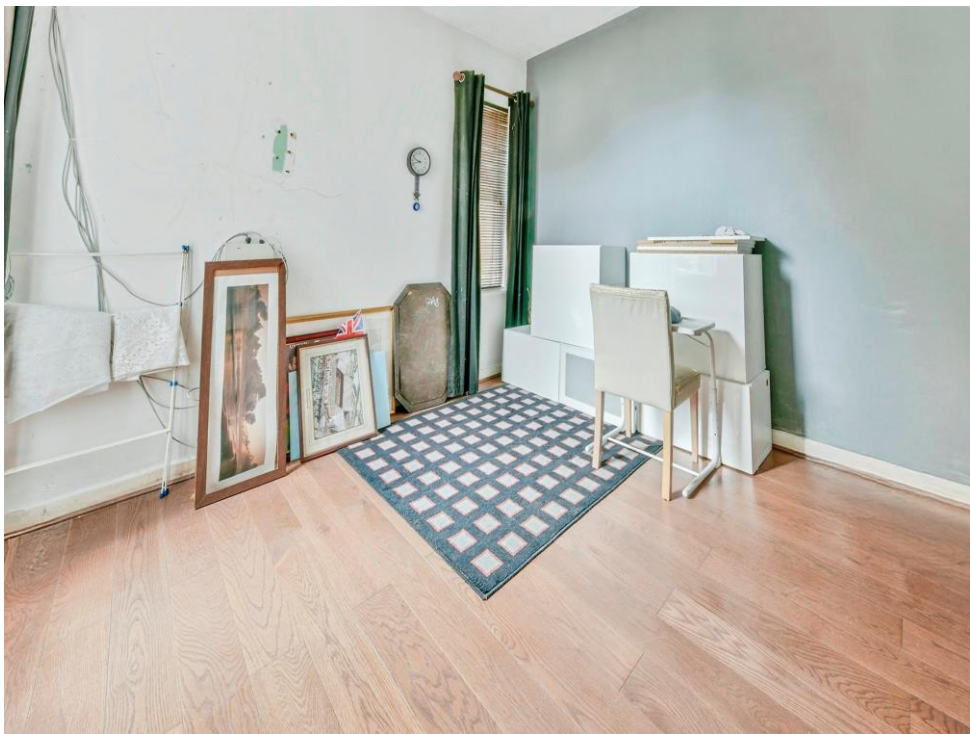
Rear Garden

Rear garden laid to lawn with block paving, decked area, shrubs to side and side access.

Agent's Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.









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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14 High Street
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EPC Rating: Awaited

Tenure: Freehold

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