





# Saffron House Bedford Road Hitchin SG5 2UQ

for sale  
**£335,000**



## Property Description

A stunning, bright and airy first floor apartment situated in a rarely available private gated development. This fabulous home offers larger than average accommodation to include a lounge, separate kitchen, two double bedrooms and a lovely bathroom. Externally are communal gardens and an allocated parking space.

Saffron House is situated on Bedford Road in Hitchin and offers excellent access to local amenities as well as being within flat walking distance of the Town Centre and railway station. There are bus stops directly in front of and behind the apartment location.

## Secure Communal Entrance

Secure communal entrance with door leading to upstairs apartment (just one of two apartments).

## Entrance Hall

Door to front leading into hallway with double storage cupboard, access to own loft space with convenient loft ladder, solid pine flooring and radiator.

## Lounge

14' 5" x 13' 2" ( 4.39m x 4.01m )

Two double glazed windows to front aspect, TV and telephone points and radiator.

## Kitchen

11' 4" x 8' 6" ( 3.45m x 2.59m )

Fully fitted kitchen with a range of wall and base units, work surfaces with splashback tiling, one and a half bowl stainless steel sink and drainer, electric oven, hob with cooker hood over, integrated fridge/freezer and dishwasher, solid pine flooring and radiator. New combi boiler with service history .

## Bedroom One

14' 5" x 10' 6" ( 4.39m x 3.20m )

Double glazed window to rear aspect overlooking the communal gardens. Radiator.

## Bedroom Two

10' 07 x 8' 10" ( 3.05m 07 x 2.69m )

Double glazed window to rear aspect and radiator.

## Bathroom

Wash hand basin with storage beneath and large mirrored, lit and heated vanity unit above. Panelled bath with shower over, WC, extractor fan and heated towel rail. Natural light from a light tube.

## Outside

## Communal Gardens

Very private lawned communal grounds to the rear with bike storage area. Well lit at night by low level lamps from the front gates and round the communal gardens.

## Parking

One allocated parking space with ample visitor and services parking.















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14 High Street  
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**EPC Rating: Awaited**

Tenure: Leasehold

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