



Connells

Folly Close
Hitchin



Property Description

Nestled in a quiet cul de sac is this lovely semi-detached family home. This property has been extended to the rear on the ground floor to create a larger kitchen diner overlooking the rear garden. The ground floor has a through reception and upstairs, there are three large bedrooms and a family bathroom. Externally, the property has a private rear garden, garage and driveway.

Ground Floor

Entrance Hall

Door to front, understairs storage, wood effect flooring and radiator.

Lounge

24' 9" max x 9' 7" max (7.54m max x 2.92m max)

Double glazed windows to front and rear aspect, TV and telephone points and radiator.

Kitchen

16' x 8' 9" (4.88m x 2.67m)

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with tiled splashback, space for washing machine and fridge/freezer, sink and drainer, electric oven, gas hob with cooker hood over, tiled flooring and radiator. Double glazed patio doors leading to rear garden and door to garage.

First Floor

Landing

Double glazed window to side aspect, loft access and storage cupboard.

Bedroom One

12' 4" x 9' 7" max (3.76m x 2.92m max)

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

Bedroom Two

12' 2" x 7' 8" plus recess (3.71m x 2.34m plus recess)

Double glazed window to front aspect and radiator.

Bedroom Three

7' 9" x 7' 7" (2.36m x 2.31m)

Double glazed window to front aspect and radiator.

Bathroom

Double glazed window to rear aspect, wash hand basin, bath with shower over, WC and radiator.

Outside

Front Garden

Block paved driveway with space for up to two cars.

Rear Garden

Rear garden mostly laid to lawn with small patio area. Beautiful mature shrubs and hedge borders.

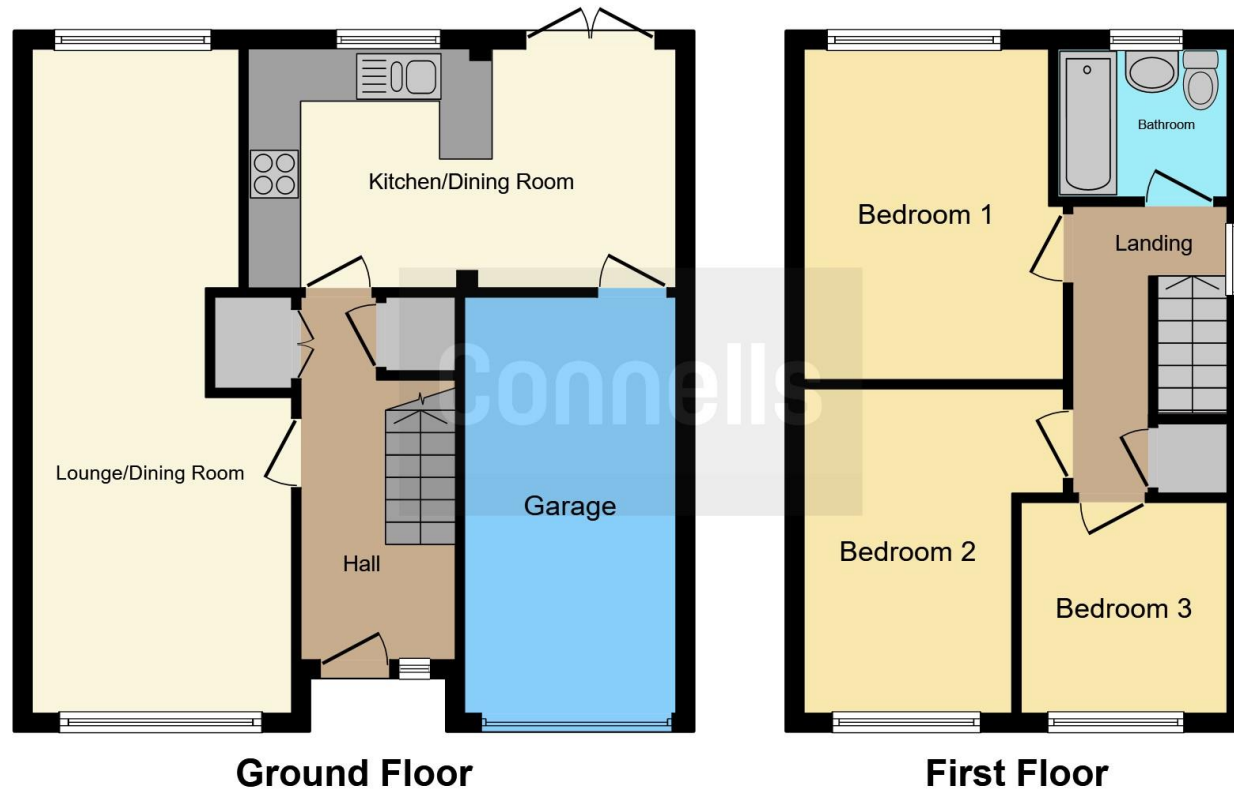
Garage

Integral garage.









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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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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