



**Connells**

The Mallards Green Lane  
Hitchin





## Property Description

Offered to the market on a chain-free basis is this lovely two bedroom semi-detached home situated within walking distance of both Hitchin town centre and train station.

This property comprises entrance hall, kitchen, lounge/diner, two bedrooms and a family bathroom.

Externally, this home has both front and rear gardens and a shared driveway with space for three vehicles. Furthermore, the property is located close to Walsworth Common, Purwell Meadow and local amenities.

## Ground Floor

### Entrance Hall

Door to front, stairs leading to first floor and radiator.

### Lounge Diner

17' 1" max x 10' 9" ( 5.21m max x 3.28m )

Double glazed window to side aspect, double glazed door to rear, TV and telephone points and radiator.

### Kitchen

11' 3" x 5' ( 3.43m x 1.52m )

Fully fitted kitchen with double glazed window to front aspect, a range of wall and base units, work surfaces with tiled splashback, electric oven, gas hob with cooker hood over, space for washing machine, fridge/freezer, boiler, wood effect flooring and radiator.

## First Floor

### Bedroom One

10' 9" x 7' 8" plus recess ( 3.28m x 2.34m plus recess )

Double glazed window to rear aspect and radiator.

### Bedroom Two

11' 4" x 7' 10" ( 3.45m x 2.39m )

Double glazed skylight, two eaves storage and radiator. Restricted headroom.

## Bathroom

Double glazed frosted window to side aspect, wash hand basin with mixer tap and vanity storage, panelled bath with shower over, WC, extractor fan, partly tiled, spotlights, wood effect flooring and heated towel rail.

## Outside

### Front Garden

Large shared driveway with space for up to three cars.

### Rear Garden

Rear garden mostly laid to lawn with patio. Backs onto river.



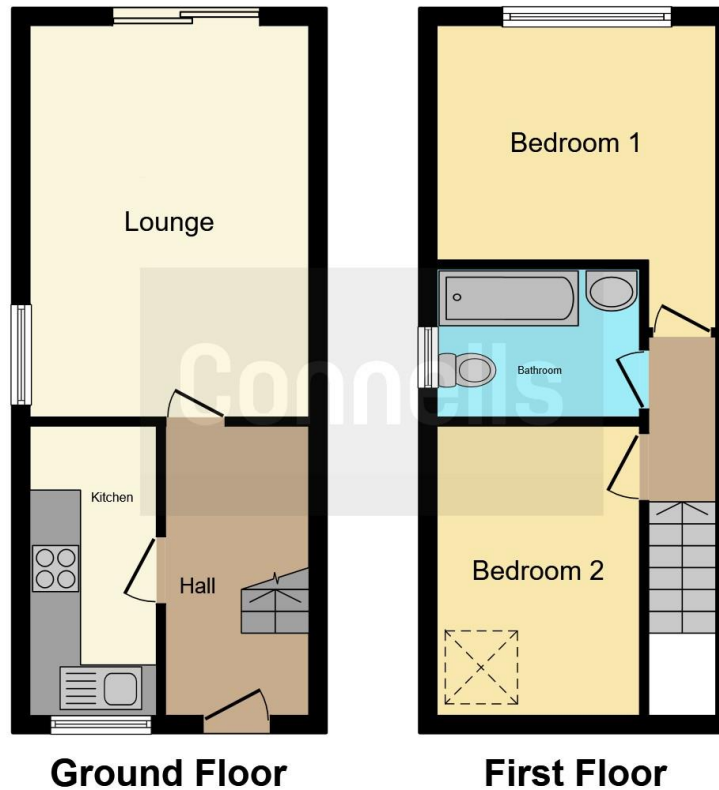












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14 High Street  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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