



Connells

The Mallards Green Lane
Hitchin

The Mallards Green Lane Hitchin SG4 0BU

for sale offers in excess of
£350,000



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.

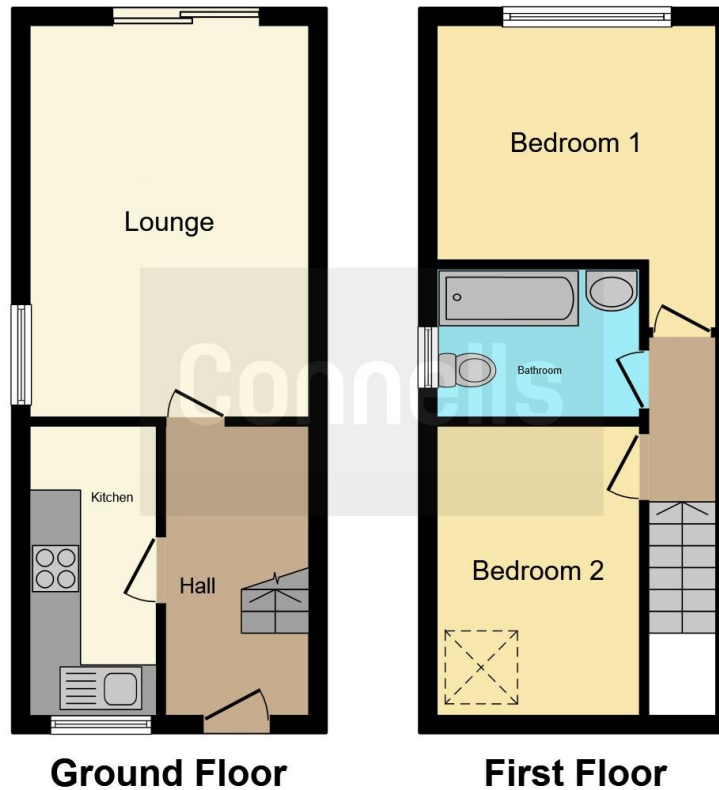
Rear Garden

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









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

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

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308138



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