



Connells

Hampden Road
Hitchin



Property Description

This is a fantastic four bedroom semi-detached 1930s family home which has been extended to the rear and has a loft conversion.

This home briefly comprises entrance hall, cloakroom, lounge, study, dining room, modern fitted kitchen, four bedrooms, and two bathrooms. It is conveniently located on Hampden Road which is within walking distance of Hitchin's train station and is close to local amenities as well as the outstanding Hitchin Boys and Girls Schools.

This is a stunning home and viewing is highly recommended.

Ground Floor

Entrance Hall

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

Cloakroom

Fully tiled cloakroom with wash hand basin and vanity, WC, extractor fan and spotlights.

Lounge

13' into bay x 11' 9" into recess (3.96m into bay x 3.58m into recess)

Double glazed bay window to front aspect, log burner, TV and telephone points (fibre optic connection that also supports fast Wi-Fi) and radiator.

Dining / Family Room

24' 3" max x 17' 1" max (7.39m max x 5.21m max)

L-shaped room with double glazed window and door to rear aspect, two double glazed Velux skylights, wood flooring, spotlights and three radiators.

Study

13' 11" x 7' (4.24m x 2.13m)

Double glazed window to front aspect and radiator.

Kitchen

14' 7" max x 11' 4" max (4.45m max x 3.45m)

max)

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, work surfaces with splashback, sink and drainer, integrated double oven, gas hob with cooker hood over, space for washing machine and fridge/freezer, and spotlights.

First Floor

Landing

Double glazed window to side aspect.

Bedroom Two

12' 11" into bay x 9' 5" (3.94m into bay x 2.87m)

Double glazed window to front, two fitted wardrobes and radiator.

Bedroom Three

11' 4" x 8' 5" (3.45m x 2.57m)

Double glazed window to rear aspect, storage cupboard and radiator.

Bedroom Four

7' 8" x 6' 7" (2.34m x 2.01m)

Double glazed window to front aspect and radiator.

Bathroom

Fully tiled bathroom with double glazed window to rear aspect, wash hand basin with vanity storage, panelled bath with shower over, WC, extractor fan, storage cupboard, spotlights and heated towel rail.

Second Floor

Landing

Two double glazed windows to side aspect.

Bedroom One

13' 9" max x 11' 10" max (4.19m max x 3.61m max)

One double glazed Velux skylight, storage area, wood flooring, spotlights and radiator.

En Suite

Fully tiled en suite with double glazed window to rear aspect, wash hand basin, walk-in shower cubicle, WC, extractor fan, spotlights and radiator.

Outside

Front Garden

Dropped kerb driveway with space for at least two cars.

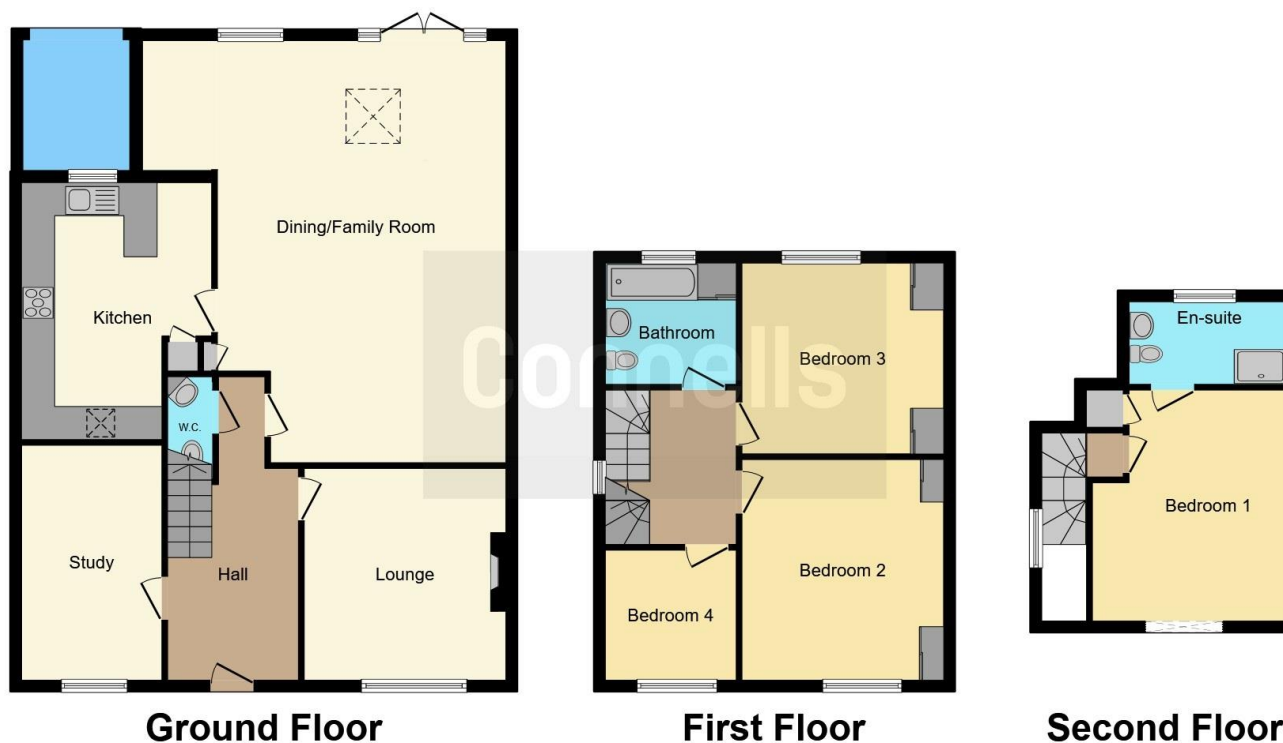
Rear Garden

A good size rear garden with patio area, lawn, shrubs and hedges. Shingled seated area to rear of garden with space for shed.









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: C Council Tax
 Band: D

Tenure: Freehold

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