



Connells

Lindsay Avenue
Hitchin



Property Description

This lovely three bedroom semi-detached family home is located in one of Hitchin's most sought after areas providing easy access into the town centre and train station while being situated within the catchments for excellent nearby schooling.

This home has been extended to the rear to create an 'L' shaped kitchen diner and a separate through lounge. The first floor accommodation has three well proportioned bedrooms and a beautifully finished family shower room.

Externally, the property has a low maintenance mature garden that is split over two tiers, an ideal patio area for enjoying the sun with the higher tier having flower beds and an allotment area and a driveway to the front.

Ground Floor

Entrance Hall

Double glazed window and door to front, stairs leading to first floor, two understairs storage cupboards and radiator.

Lounge

26' into bay x 12' 8" max (7.92m into bay x 3.86m max)

Double glazed bay window to front aspect with shutters, gas fireplace, TV and telephone points and radiator. Open to Family Room.

Family Room

Open to Lounge. Radiator.

Kitchen Diner

17' 8" max x 20' (5.38m max x 6.10m)

L-shaped room with double glazed windows to rear and side aspect, door to rear, double glazed skylight, a range of wall and base units, sink and drainer, work surfaces with splashback, double electric oven, electric hob with cooker hood over, integrated fridge/freezer, dishwasher and washing machine, and radiator.

First Floor

Landing

Double glazed window to side aspect and loft access.

Bedroom One

12' x 10' 10" into wardrobe (3.66m x 3.30m into wardrobe)

Double glazed window to front with shutters, fitted wardrobes and radiator.

Bedroom Two

11' 9" x 10' 9" into wardrobe (3.58m x 3.28m into wardrobe)

Double glazed window to rear aspect, fitted wardrobes, built-in storage cupboard and radiator.

Bedroom Three

8' 10" max x 7' 9" max (2.69m max x 2.36m max)

Double glazed window to front aspect with shutters, overstairs storage and radiator.

Bathroom

Fully tiled bathroom with double glazed window to rear and side aspect, wash hand basin, vanity storage, walk-in shower, WC, spotlights, underfloor heating and radiator.

Loft Space

Loft access with pull down ladder, 3/4 boarded and insulated loft space and boiler (over ten years old, serviced by British Gas).

Outside

Front Garden

Driveway with space for one car.

Rear Garden

Low maintenance rear garden, split over two tiers with mature flower beds with patio area and greenhouse.









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

Tenure: Freehold

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