





Property Description

This extended three bedroom semi detached property has been a family home for over 50 years and offers fantastic potential to extend/improve STPP. Currently the ground floor comprises entrance hall and porch, large lounge, kitchen, dining area, family bathroom and the third bedroom. The first floor accommodation comprises two double bedrooms and a landing. Externally, this home has large front and rear gardens with a garage and driveway for multiple vehicles. This family home is located within the highly sought after SG4 9 postcode, providing excellent school catchments and is within walking distance of both the town centre and train station.

Hitchin's popularity has much to do with its excellent location, schooling and transport links. Regular train services run to London Kings Cross in just 28 minutes, Cambridge in 33 minutes, and Stevenage in 5 minutes. By car, Hitchin is just two miles from the A1(M) and only 10 miles from the M1. You'll be well situated for international travel too. Luton airport is just 9 miles (16 minutes) away, Stansted 34 miles (53 minutes), and Heathrow 42 miles (50 minutes).

Hitchin's bustling restaurant scene is a foodie's delight. You'll find the finest seafood alongside authentic Japanese, Mexican street food, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants.

Ground Floor

Entrance Porch

Double glazed door and window to front, carpet.

Entrance Hall

Internal single glazed window and door to front, radiator, carpet and stairs to first floor.

Lounge

22' 6" x 10' 11" extending to 13' 11" (6.86m x 3.33m extending to 4.24m)

Double glazed bay window to the front, two radiators, carpet, television/telephone points, fireplace and an internal single glazed window to the rear.

Dining Room

10' 5" x 7' 10" (3.17m x 2.39m)

Double glazed sliding patio door to the rear, radiator, carpet and is open to the kitchen.

Kitchen

16' 9" Max x 11' 6" Max (5.11m Max x 3.51m Max)

Double glazed window and door to the rear, two double glazed windows to the side and radiator. The kitchen comprises a range of wall and base with an eclectic oven, hob and space for fridge/freezer, washing machine and dishwasher. There is one built in storage cupboard and the flooring is partly carpeted and partly wood effect.

Bedroom Three

9' 9" x 7' 2" (2.97m x 2.18m)

Double glazed window to front, radiator and carpet.

Family Bathroom

Double glazed window to the side, panel bath with shower, wash hand basin with storage and the walls are partly tiled.

Separate W/C

Double glazed window to the side, W/C.

First Floor

Landing

Double glazed window to the rear.

Bedroom One

14' 6" Max x 11' Max (4.42m Max x 3.35m Max)

Double glazed window and radiator to the front, telephone point and carpet.

Bedroom Two

13' 4" x 10' 3" (4.06m x 3.12m)

Double glazed window and radiator to the side, two eaves storage cupboards and carpet.

Outside

Front Garden

Driveway for a couple of cars, lawn and steps to the front door.

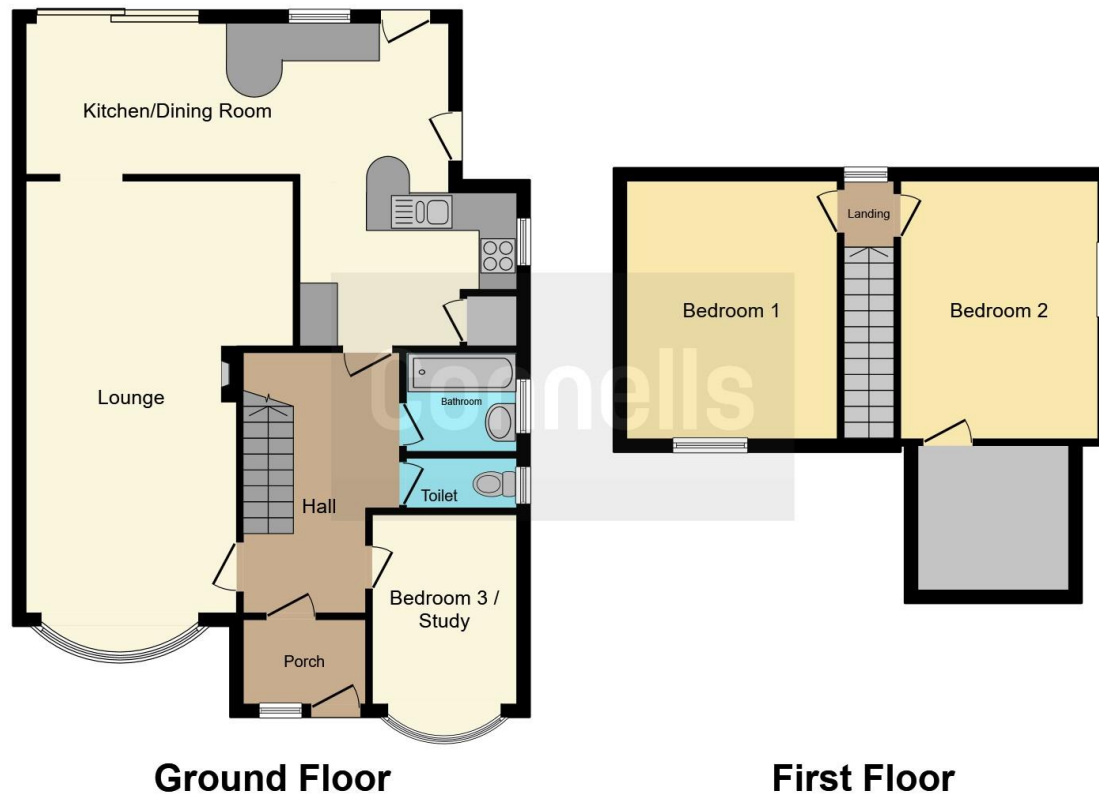
Rear Garden

Split over two tiers with patio and lawn areas, 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

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308244



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308244 - 0003