



Connells

Balmoral Road
Hitchin



Property Description

This stunning three bedroom property benefits from a lovely loft conversion creating a spacious family home. The property comprises lounge, open plan kitchen/diner and cloakroom on the ground floor with stairs leading to the first floor that has two double bedrooms and a family bathroom. The second floor benefits from a beautifully planned loft conversion with eaves storage and an en suite bathroom. Externally the property has a private rear garden, side access and on street parking.

Hitchin's popularity has much to do with its excellent location, close proximity to an outstanding school William Ransom Primary School 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 to front.

Lounge

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

Double glazed bay window to front aspect, stairs leading to first floor, wood flooring and radiator.

Dining Room

11' 9" x 11' 6" (3.58m x 3.51m)

Double glazed window to rear aspect, understairs storage cupboard, wood flooring and radiator. Doors to lounge.

Kitchen

12' 4" x 6' 11" (3.76m x 2.11m)

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, electric oven, hob with cooker hood over, space for dishwasher, fridge/freezer, washing machine, and tiled flooring. Double glazed door to side. Open to dining room.

Utility Room / Cloakroom

6' 7" x 5' 2" (2.01m x 1.57m)

Double glazed window to rear aspect, wash hand basin, WC, extractor fan, fully tiled, spotlights and heated towel rail.

First Floor

Landing

Access to all first floor rooms, stairs leading to second floor and radiator.

Bedroom Two

11' 9" x 8' 4" (3.58m x 2.54m)

Double glazed window to front aspect and radiator.

Bedroom Three

11' 6" x 8' 9" (3.51m x 2.67m)

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

Bathroom

Double glazed window to rear aspect, wash hand basin, freestanding bath, WC, extractor fan, spotlights, partly tiled, shaver point and heated towel rail.

Second Floor

Bedroom One

20' 3" max x 9' 11" (6.17m max x 3.02m)

Double glazed window to rear aspect, two double glazed skylights, eaves storage, spotlights and radiator.

En Suite

Double glazed window to rear aspect, wash hand basin, walk-in shower cubicle, WC, extractor fan, shaver point, spotlights and heated towel rail.

Outside

Rear Garden

Rear garden with patio area leading to side access, raised flower beds, lawn and further patio area to rear in front of 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

To view this property please contact Connells on

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

Tenure: Freehold

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