



**Connells**

Upper Tilehouse Street  
Hitchin





## Property Description

A beautifully presented bay fronted period home situated in this highly sought after West Hitchin location. Internally this fantastic property offers separate reception rooms on the ground floor as well as a fully fitted kitchen and cloakroom. The upper two floors offer excellent bedroom space and a family bathroom. This fabulous home also offers excellent potential to extend (STPP) due to the size of the rear garden. There is also scope to add off-road parking as other properties locally have done.

## Ground Floor

### Entrance Hall

Double glazed door to front, double glazed window to side aspect, understairs storage, tiled flooring and two radiators. Stairs leading to first floor.

### Cloakroom

Double glazed window to side aspect, wash hand basin, shower cubicle, WC, extractor fan, tiled flooring and heated towel rail.

### Lounge

13' 11" into bay x 11' 9" into recess ( 4.24m into bay x 3.58m into recess )

Double glazed bay window to front aspect, original fireplace and radiator.

### Family Room

12' x 11' 9" into recess ( 3.66m x 3.58m into recess )

Double glazed door to rear, original fireplace and radiator.

### Kitchen Diner

24' 6" x 10' 6" max ( 7.47m x 3.20m max )

Fully fitted open plan kitchen diner with two double glazed windows to side aspect, a range of wall and base units, work surfaces with tiled splashback, sink and drainer, space for American fridge/freezer, spotlights, tiled flooring and two radiators. Door to cellar.

## Utility Room

Steps down to inner hall.

## Inner Hall

Steps lead down to Inner Hall. Double glazed window to side aspect and double glazed door to rear, space for washing machine and tumble dryer, and tiled flooring.

## First Floor

### Landing

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

### Bedroom One

13' 7" into bay x 15' 5" into wardrobe ( 4.14m into bay x 4.70m into wardrobe )

Two double glazed windows to front aspect (one bay), built-in wardrobes and two radiators.

### Bedroom Two

11' 11" x 10' 9" plus recess ( 3.63m x 3.28m plus recess )

Double glazed window to rear aspect, original fireplace, built-in wardrobes with lighting, built-in cupboard and radiator.

### Bedroom Three

9' 10" x 9' 3" ( 3.00m x 2.82m )

Double glazed window to rear aspect, fitted wardrobe space with lighting and two radiators.

## Bathroom

Fully tiled bathroom with double glazed window to side aspect, wash hand basin with vanity, walk-in shower, WC, extractor fan, spotlights and heated towel rail.

## Loft Room

17' 10" x 14' 5" into wardrobes ( 5.44m x 4.39m into wardrobes )

Stairs leading to loft room. Two double glazed skylights, eaves storage and bespoke wardrobe space.

## Outside

### Front Garden

Block paved.

### Rear Garden

Large rear garden with patio area, lawn and outbuilding.

## Outbuilding

Full electric summer house.

## Cellar

Ideal for storage.

## Parking

Block paved driveway to the front however the kerb has not been dropped by the Council.















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EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

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