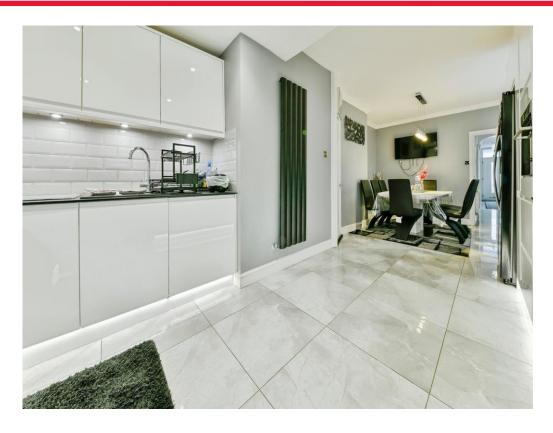


Connells

Upper Tilehouse Street Hitchin

Upper Tilehouse Street Hitchin SG5 2EE







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 ($3.66 \mathrm{m} \ \mathrm{x} \ 3.58 \mathrm{m}$ 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 ($3.63m \times 3.28m$ 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" \times 14' 5" into wardrobes (5.44m \times 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.

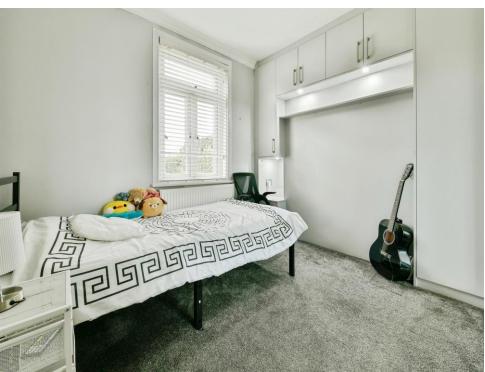
















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EPC Rating: D Council Tax Band: E

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Tenure: Freehold



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