



Lindsay Avenue
Hitchin SG4 9JA

for sale offers in excess of
£550,000



Property Description

A well presented and extended chalet-style property situated in the highly sought after SG4 9 location of Hitchin.

Offering well appointed accommodation including an extended kitchen diner, large lounge, a separate family room, a downstairs bedroom and a newly fitted shower room. Upstairs are two very large bedrooms and another new bathroom.

Externally is a lovely rear garden, driveway and a garage with the added benefit of a garden office/gym. This is an excellent opportunity for a family looking for access to great schools or a commuter.

Ground Floor Entrance Hall

Door to front, stairs leading to first floor and radiator. Access to kitchen, lounge, bedroom and shower room.

Shower Room

Fully tiled shower room with double glazed window to side aspect, wash hand basin and vanity, shower cubicle, WC, spotlights and heated towel rail.

Lounge Diner

13' 1" x 13' 11" max (3.99m x 4.24m max)

Double glazed bay window to front aspect, electric fireplace, sliding door to rear, wood effect flooring and radiator.

Family Room

11' 10" x 10' (3.61m x 3.05m)

Double glazed window to rear aspect, internet point, wood effect flooring and radiator.

Kitchen

15' 8" plus recess x 11' 9" (4.78m plus recess x 3.58m)

Fully fitted kitchen with double glazed window and door to rear, a range of wall and base units, work surfaces with splashback, stainless steel sink and drainer, double electric oven (currently not working), space for fridge/freezer, washing machine and dishwasher, wood effect flooring and radiator. Small hatch to lounge.

Bedroom Three

Double glazed window to front aspect and radiator.

First Floor

Bedroom One

13' 4" max x 10' 5" into wardrobe (4.06m max x 3.17m into wardrobe)

Double glazed window to side aspect, built-in wardrobe, loft access and radiator.

Bedroom Two

14' 6" max into wardrobe x 10' 11" (4.42m max into wardrobe x 3.33m)

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

Bathroom

Wash hand basin with vanity, bath with shower over, WC, extractor fan, spotlights and heated towel rail.

Outside

Front Garden

Mature frontage with concrete steps leading to the front door.

Rear Garden

A lovely south facing rear garden with various mature areas and a good size lawn. Access to the garage and garden office. Side access.

Garage

Garage with up and over door, power and lighting.

Home Office

To the rear of the garage with double glazed window to rear aspect, power and door to side.

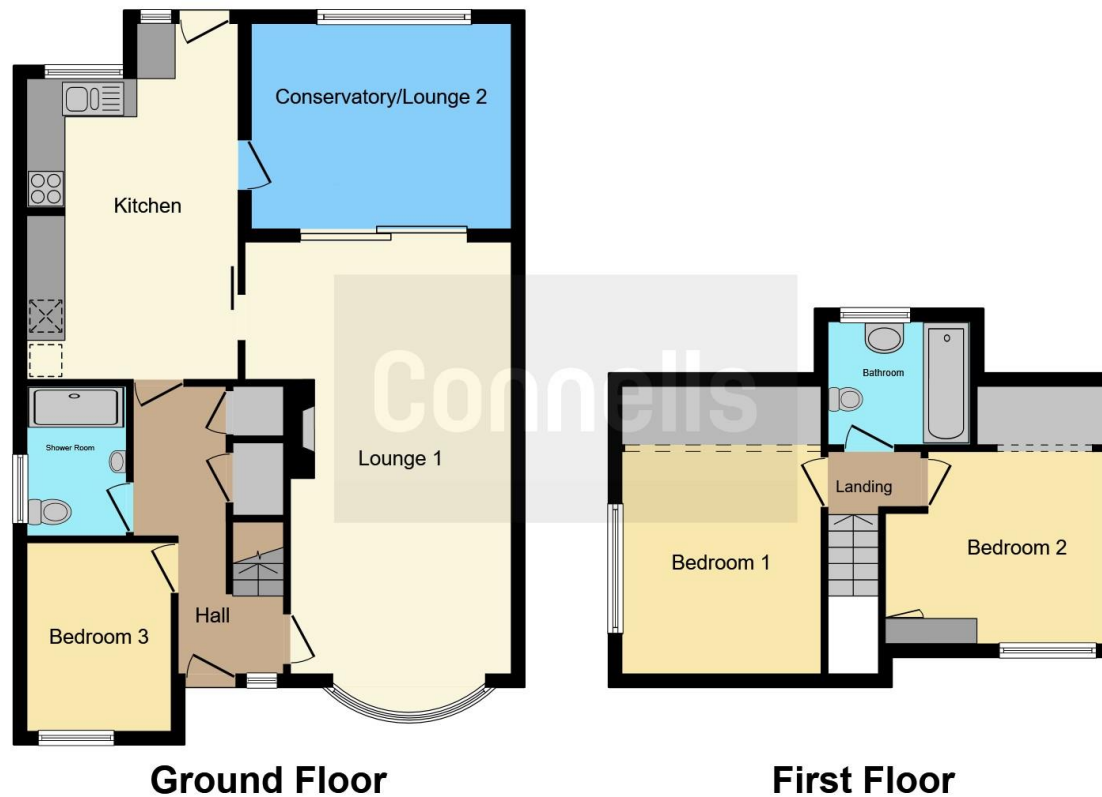
Parking

Parking for two cars on a shared driveway.









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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