



Connells

Old Park Road  
Hitchin





## Property Description

This three bedroom semi-detached home is offered to the market chain-free and has superb potential to extend/improve STPP.

The property briefly comprises entrance, lounge, dining room, fitted kitchen, lean to and conservatory, three well proportioned bedrooms and a family bathroom.

Externally the property has a private rear garden with a shed and gate providing a parking space. The home is located a stonethrow from Hitchin town centre, train station and excellent schooling.

## Ground Floor Entrance Hall

Door to front, stairs leading to first floor and wood flooring.

## Lounge

12' 2" into bay x 13' max ( 3.71m into bay x 3.96m max )

Double glazed bay window to front aspect, gas fireplace, TV and telephone points, wood flooring and two radiators.

## Dining Room

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

Double glazed window to rear aspect, TV point, understairs storage, wood flooring and radiator.

## Kitchen

16' 9" x 9' 5" max ( 5.11m x 2.87m max )

Irregular shaped room. Fully fitted double glazed windows to rear and side aspect, a range of wall and base units, work surfaces with tiled splashback, stainless steel sink and drainer, double oven, gas hob with cooker hood over, space for fridge/freezer, washing machine and dishwasher, tiled flooring and double glazed door to side.

## Lean To

17' 3" max x 4' 9" max ( 5.26m max x 1.45m max )

Single glazed window and door to side aspect, space for freezer and wood effect flooring.

## Conservatory

14' x 9' 5" ( 4.27m x 2.87m )

Single glazed windows to rear and side aspect.

## First Floor

### Landing

Radiator.

### Bedroom One

13' max x 10' 10" max ( 3.96m max x 3.30m max )

Double glazed window to front aspect and radiator.

### Bedroom Two

11' 9" x 9' 10" ( 3.58m x 3.00m )

Double glazed window to rear aspect and radiator.

### Bedroom Three

9' 6" x 7' 1" ( 2.90m x 2.16m )

Double glazed window to rear aspect and radiator.

## Bathroom

Double glazed window to side aspect, wash hand basin, bath with handheld shower, WC and radiator.

## Loft Space

13' 5" x 13' ( 4.09m x 3.96m )

Single glazed window, power. Stairs from Bedroom One.

## Outside

### Front Garden

Shrubs/rubble.

### Rear Garden

Rear garden with lawn, shrubs and patio area.

## Parking

Off-street parking for one vehicle.















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EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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