



Connells

Bradleys Corner
Hitchin



Property Description

This semi-detached family home situated in the popular Purwell area of Hitchin is being offered to the market in excellent condition. During its ownership, the property has undergone a full interior and exterior renovation (complete rewire, new plumbing, double glazed windows, new kitchen and bathroom) making it a superb buy for a young couple or growing family. The ground floor comprises entrance porch, lounge, open plan kitchen/diner and cloakroom with the first floor accommodation having three well proportioned bedrooms and a family shower room. There is off-street parking to the rear of the property and a number of outbuildings, with the garage converted into a soundproofed and insulated office/gym.

Hitchin's popularity has much to do with its excellent location, close proximity to local Schools 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, Turkish, afternoon tea in cosy cafes, locally brewed ales in characterful pubs, and of course all your favourite high street restaurants.

Ground Floor

Entrance Porch

Door to front, double glazed window to side aspect and radiator.

W.C.

Double glazed window to rear aspect, wash hand basin, WC, extractor fan, wood effect flooring and heated towel rail.

Lounge

Double glazed window to rear aspect, TV and telephone points and radiator.

Kitchen Diner

17' 2" x 23' max (5.23m x 7.01m max)

L-shaped kitchen diner. Fully fitted kitchen with two double glazed windows and door to rear aspect, a range of wall and base units, work surfaces with tiled splashback, double oven, hob with cooker hood over, integrated fridge/freezer and dishwasher, sink and drainer, wood effect flooring and radiator.

First Floor

Landing

Two double glazed windows to front aspect, built-in storage and loft access.

Bedroom One

14' 4" x 9' 7" (4.37m x 2.92m)

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

Bedroom Two

10' 9" x 10' 6" (3.28m x 3.20m)

Double glazed window to rear aspect, fitted wardrobes and radiator.

Bedroom Three

10' 8" x 7' (3.25m x 2.13m)

Double glazed window to side aspect and radiator.

Bathroom

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

Outside

Front Garden

Lawn and raised flower beds.

Rear Garden

Large garden laid to lawn with two patio areas, garage conversion, brick-built storage area and garden shed.

Office / Gym Space

Fully converted garage into office/gym space. Double glazed window to rear aspect and double glazed door to side, sound-proofed and insulated. Fuse box and electrics.

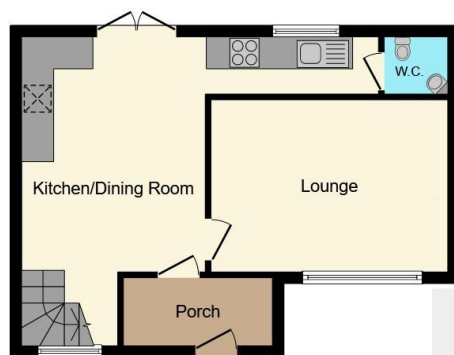
Parking

Dropped kerb access to a generous gated driveway with secure parking for up to three vehicles.









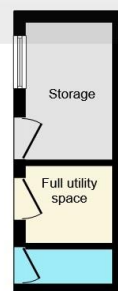
Ground Floor



First Floor



Office / Gym



Outbuildings

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: E Council Tax
Band: C

Tenure: Freehold

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