



Connells

Radcliffe Road
Hitchin



Property Description

A fantastic three bedroom home ideally situated for access to the railway station and the town centre.

The internal accommodation is arranged over three floors and offers excellent downstairs living space with an open plan lounge diner and kitchen to the rear. On the first floor are two excellent sized bedrooms and a lovely family bathroom while there is a further double bedroom on the top floor.

Externally the rear garden is a great size and ample permit holders parking is available.

Ground Floor

Entrance Hall

Door to front and tiled flooring.

Lounge Diner

22' 5" x 15' 8" max (6.83m x 4.78m max)

Double glazed windows to front and rear aspect, open fireplace, TV and telephone points, exposed floorboards and two radiators.

Kitchen

13' 8" x 7' 4" (4.17m x 2.24m)

Fully fitted kitchen with single glazed window to rear aspect, double glazed window to side aspect, a range of wall and base units, work surfaces with splashback, one and a half bowl stainless steel sink and drainer, boiler and plumbing for washing machine and dishwasher.

First Floor

Landing

Airing cupboard.

Bedroom One

15' 9" max x 10' 9" (4.80m max x 3.28m)

Double glazed window to front aspect, feature fireplace and radiator.

Bedroom Three

11' max x 10' 6" max (3.35m max x 3.20m max)

Double glazed window to rear aspect, feature fireplace and radiator.

Second Floor

Bedroom Two

14' 6" x 14' 1" max (4.42m x 4.29m max)

Double glazed window to side aspect, fitted wardrobe, feature fireplace and radiator.

Separate W.C.

Double glazed window to side aspect and W.C.

Bathroom

Double glazed window to rear aspect, wash hand basin with vanity, double shower cubicle, bath, extractor fan and radiator.

Outside

Rear Garden

A good size rear garden mostly laid to lawn with raised flower beds and large patio.









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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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