



Connells

Garden Row
Hitchin



Property Description

A beautifully presented three bedroom mid-terrace home ideally situated in the heart of central Hitchin, just a ten minute walk from the station. This property has been renovated throughout to a exceptional standard, offering stylish modern living while retaining charming period character, highlighted by an attractive feature fireplace.

The ground floor offers a superb open-plan kitchen/lounge/diner, enhanced by a modern single storey rear extension that provides a bright and spacious living area ideal for both relaxing and entertaining. The family bathroom is conveniently located on the ground floor, finished to a high specification.

The first floor offers three well proportioned bedrooms, each well decorated and full of natural light. Further benefits include exposed brick period features.

Externally, this property benefits from a low maintenance front and rear garden. There is also a private driveway with off-street parking for one vehicle, a valuable advantage in such a central location.

Situated just moments from all that Hitchin has to offer, the property enjoys easy access to the town's vibrant market square, boutique shops, acclaimed eateries and welcoming cafes. With beautiful open spaces, well regarded schools and excellent transport links to London and beyond. Hitchin is consistently regarded as one of Hertfordshire's most desirable places to live, offering a perfect

blend of community, convenience and charm.

Early viewing is highly recommended.

Ground Floor

Entrance Porch

Door to front and access to lounge.

Open Plan Living Space

Lounge

20' 3" x 11' 10" (6.17m x 3.61m)

Open to Kitchen Diner. Single glazed sash window to front aspect, stairs leading to first floor, fireplace, TV and telephone points, wood flooring and radiator.

Dining Room

Wood flooring, understairs storage and radiator.

Kitchen

11' 4" x 8' 9" (3.45m x 2.67m)

Fully fitted kitchen double glazed skylight. A range of wall and base units, work surfaces with tiled splashback, breakfast bar, double oven, 5-ring gas hob with cooker hood over, sink and drainer, integrated Zanussi appliances including dishwasher, fridge/freezer and washing machine, spotlights, tiled floor with underfloor heating. Door to rear.

First Floor

Landing

Access to boarded and insulated loft with pull-down ladder. Wood flooring.

Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)

Single glazed sash window to front aspect, fitted wardrobes, wood flooring and radiator.

Bedroom Two

9' 2" x 6' (2.79m x 1.83m)

Single glazed sash window to rear aspect and radiator.

Bedroom Three

9' x 6' (2.74m x 1.83m)

Double glazed window to rear aspect, loft access, exposed brickwork, wood flooring and radiator.

Bathroom

Double glazed Velux skylight, wash hand basin, walk-in shower cubicle, freestanding bath, WC, partly tiled, extractor fan, spotlights and heated towel rail.

Outside

Front Garden

Lawned front garden with driveway for one car.

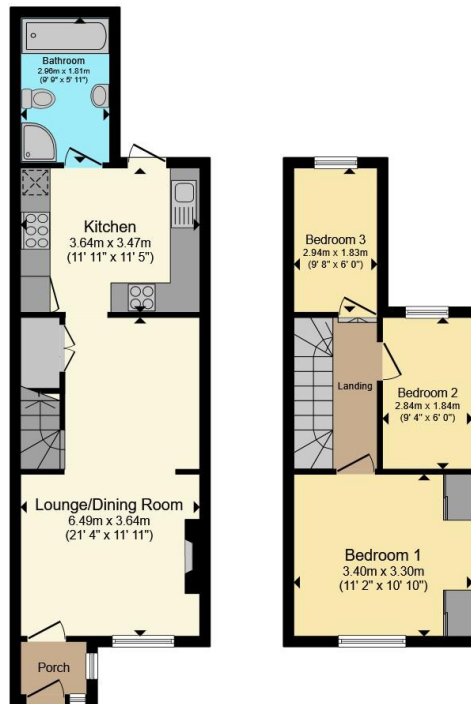
Rear Garden

Rear garden laid with artificial lawn, patio and shed.









Ground Floor

First Floor

Total floor area 70.6 m² (760 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
 HITCHIN SG5 1AT

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308391



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308391 - 0004