



Connells

Kipling Close  
Hitchin



### Property Description

A large two double bedroom semi situated close to excellent schooling and also within walking distance of the train station which has good links to London and Cambridge.

The internal accommodation while requiring some updating offers excellent open plan living space and a large kitchen to the rear with well proportioned bedrooms and a family bathroom to the first floor. Outside the rear garden is a lovely size and there is also ample driveway parking.

### Ground Floor

#### Entrance Porch

Double glazed door to side, double glazed window to front and radiator.

#### Lounge

17' 10" max x 12' 10" max ( 5.44m max x 3.91m max )

Double glazed window to front aspect, gas fireplace, stairs leading to first floor and two radiators.

#### Kitchen

12' 10" x 9' ( 3.91m x 2.74m )

Fully fitted kitchen with double glazed window and door to rear aspect, a range of wall and base units, work surfaces with splashback, gas cooker, stainless steel sink and drainer, space for fridge/freezer and washing machine, boiler, vinyl flooring and radiator.

## First Floor

### Landing

Loft access and radiator.

### Bedroom One

12' 10" x 9' 6" ( 3.91m x 2.90m )

Double glazed window to front aspect and radiator.

### Bedroom Two

12' 11" x 8' 11" ( 3.94m x 2.72m )

Double glazed window to rear aspect, small storage overstairs cupboard and radiator.

### Shower Room

Double glazed frosted window to side aspect, wash hand basin with tiled splashback, tiled walk-in shower cubicle, WC, tiled flooring and heated towel rail.

## Outside

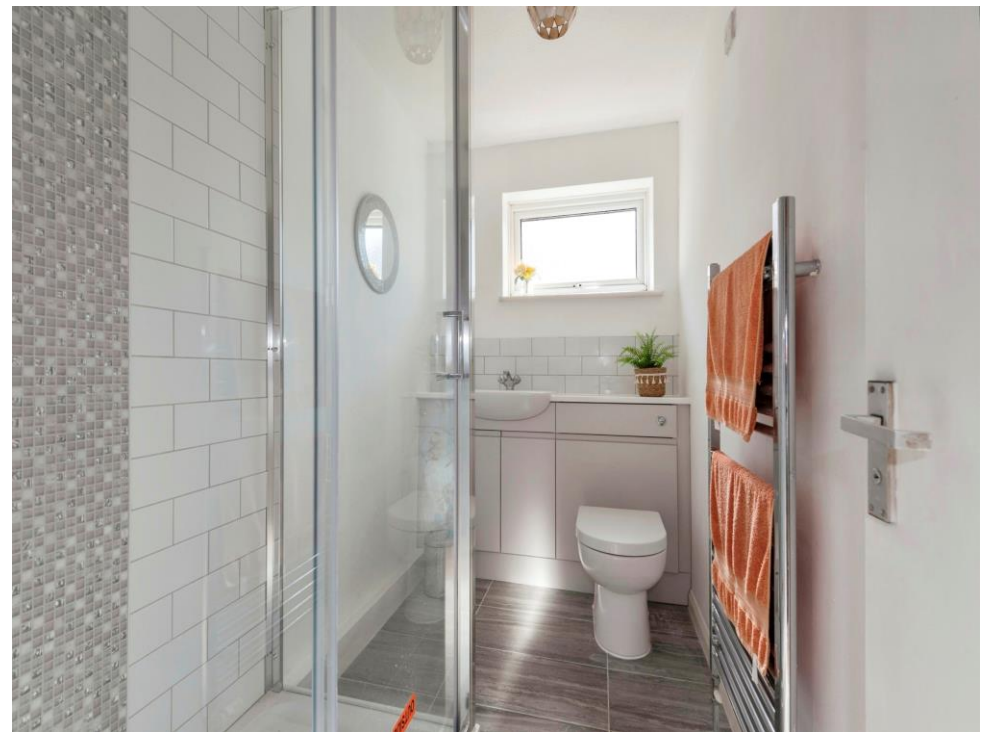
### Front Garden

Dropped kerb for off-street parking for two cars.

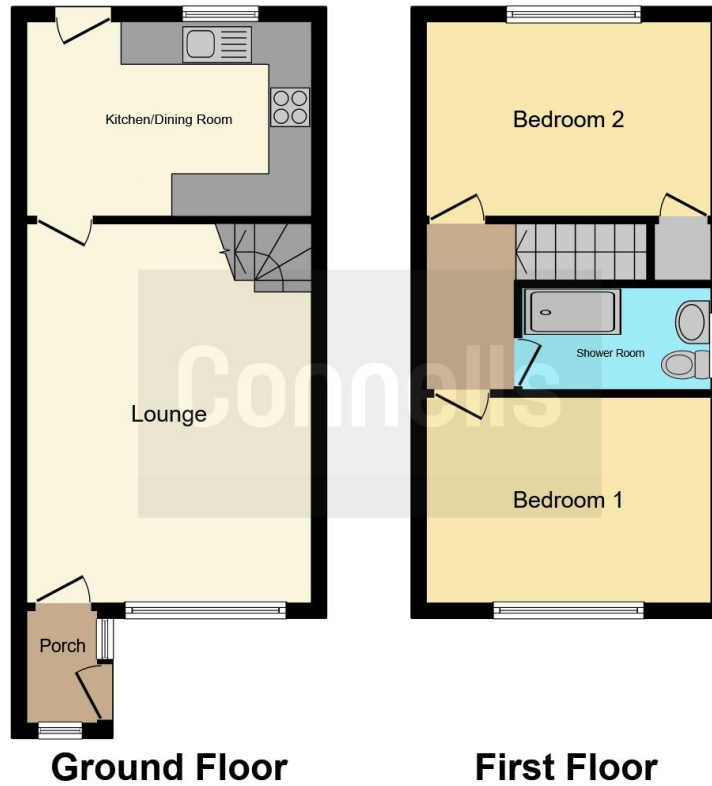
### Rear Garden

Mostly lawned rear garden with small pond, patio area and shrubs to border.









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**EPC Rating: C**

Tenure: Freehold

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