



Connells

Willian Road  
Hitchin





## Property Description

**\*\*Rarely Available\*\*** Situated in a highly sought after position close to highly rated schools and within walking distance of the railway station is this fabulous chalet style family home. Offering wonderful living space, four large bedrooms and two bathrooms with the future potential to extend further, this is truly an excellent opportunity. Externally the gardens to both the front and rear are an excellent size and there is also a detached double garage with overhead storage and gated parking for multiple vehicles.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack

containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Ground Floor Entrance Hall

Double glazed door to side aspect, telephone point, storage and radiator.

## Lounge

16' 11" x 10' ( 5.16m x 3.05m )

Double glazed French doors to rear, gas fireplace, TV and telephone points and radiator.

## Kitchen Diner

14' 6" x 11' 6" ( 4.42m x 3.51m )

Fully fitted kitchen with double glazed window to rear aspect, a range of wall and base units, one and a half bowl stainless steel sink and

drainer, work surfaces with tiled splashback, electric oven and hob with cooker hood over, integrated fridge/freezer, plumbing for washing machine, TV point, boiler and radiator.

## Conservatory

11' x 9' 8" ( 3.35m x 2.95m )

UPVC, double glazed windows to rear and side aspect, TV point, lights, vinyl flooring and electric wall mounted heater.

## Bedroom Two

13' 4" into bay x 10' 7" max ( 4.06m into bay x 3.23m max )

Double glazed bay window to front aspect, TV point and radiator.

## Bedroom Three

10' 11" x 10' 10" inc. wall recess ( 3.33m x 3.30m inc. wall recess )

Double glazed window to front aspect, fitted wardrobes, telephone point, understairs storage, under eaves cupboard and radiator.

## Bathroom

Fully tiled bathroom with double glazed window to side aspect, wash hand basin, bath with shower over, WC, extractor fan and heated towel rail.

## First Floor Landing

Stairs from Hall.

## Bedroom One

13' 4" x 12' 7" max ( 4.06m x 3.84m max )

Double glazed picture window to rear aspect, TV and telephone points and radiator. Restricted headroom to side.

## En Suite

Fully tiled en suite with double glazed Velux window to side aspect, wash hand basin, shower cubicle, WC and heated towel rail.

## Bedroom Four

14' 11" x 9' 1" ( 4.55m x 2.77m )

Double glazed window to front aspect and radiator.

## Outside Front Garden

A large, lawned frontage with mature trees and hedges, wrought iron fencing to front and electric gated access.

## Rear Garden

A large rear garden mostly laid to lawn with patio area to nearside of house and mature borders. Fully enclosed with timber fencing, covered seating area to rear and gated side access.

## Double Garage

Double garage with electric doors, power ad lighting. Door leading to garden.

## Parking

Block paved driveway with space for 4-5 cars.















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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIT308046](http://connells.co.uk/Property/HIT308046)**



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