



**Connells**

Burford Way  
Hitchin



## Property Description

Offered to the market is this three bedroom semi-detached family home, ideally located in the popular market town of Hitchin. This property has been significantly enhanced by a double storey extension and the addition of a conservatory, creating generous and versatile living accommodation throughout.

The ground floor offers an exceptionally spacious lounge/diner, perfect for both family living and entertaining with doors opening into the conservatory with views over the rear garden. The separate kitchen is well appointed and features ample storage along with breakfast bar space, providing a practical and social hub of the home. Further benefits on the ground floor include a useful utility room and downstairs WC.

On the first floor are three well proportioned bedrooms, with an additional study ideal for home working or a nursery. The family bathroom is fitted with a four-piece suite.

Externally the property boasts a beautifully maintained front and rear garden, offering an attractive and private outdoor space for relaxation and entertaining.

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.

## Ground Floor

### Entrance Hall

Door to front, stairs leading to first floor, laminate flooring and radiator.

### Lounge

Double glazed window to rear aspect, laminate flooring and radiator.

### Dining Room

Double glazed sliding door to rear garden, laminate flooring and radiator.

### Kitchen

Fully fitted kitchen with double glazed windows to rear and side aspect, a range of wall and base units, work surfaces with splashback, sink and drainer, integrated oven, hob with cooker hood over, space for washing machine, dishwasher and fridge/freezer. Double glazed door to side leading to utility and separate WC.

### Side Access

Side access to utility. Doors to front and rear garden.

## Utility Room

Plumbing for washing machine, sink and drainer, work surfaces and cupboard space.

## Conservatory

UPVC construction with double glazed windows and door leading to rear garden.

## First Floor

### Landing

Double glazed window to side aspect, loft access and radiator.

### Bedroom One

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

### Bedroom Two

Double glazed window to rear aspect and radiator.

### Bedroom Three

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

## Study

Small study

## Bathroom

Double glazed window to side aspect, wash hand basin, bath with shower over, shower cubicle, WC, partly tiled and heated towel rail.

## Front Garden

Front garden laid to lawn.

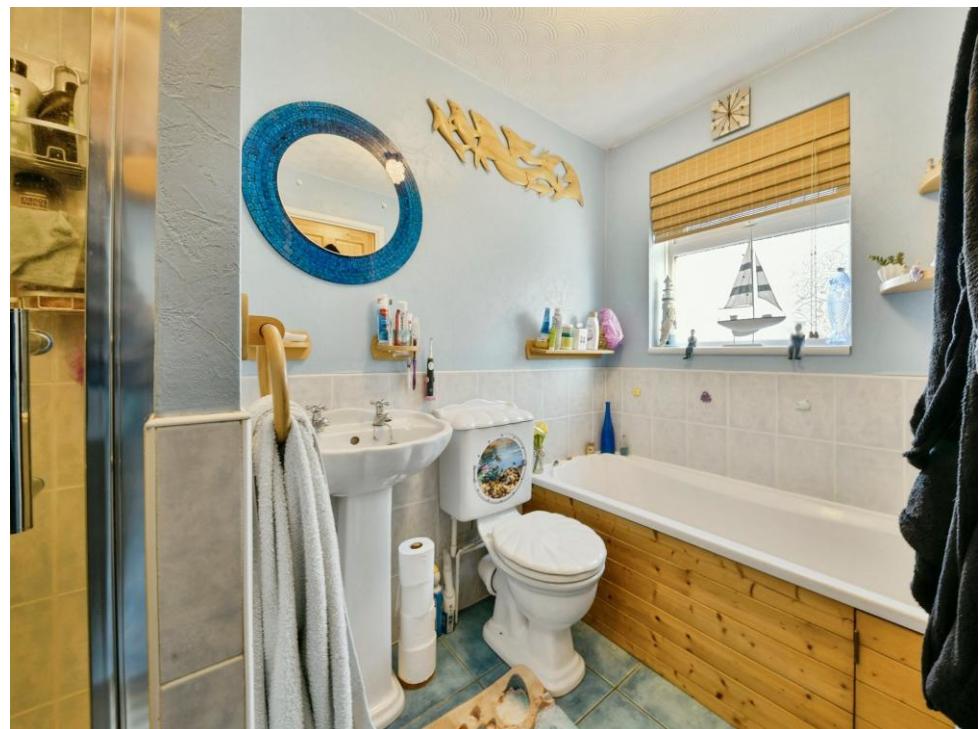
## Rear Garden

A good size rear garden laid to lawn with patio to nearside of house.

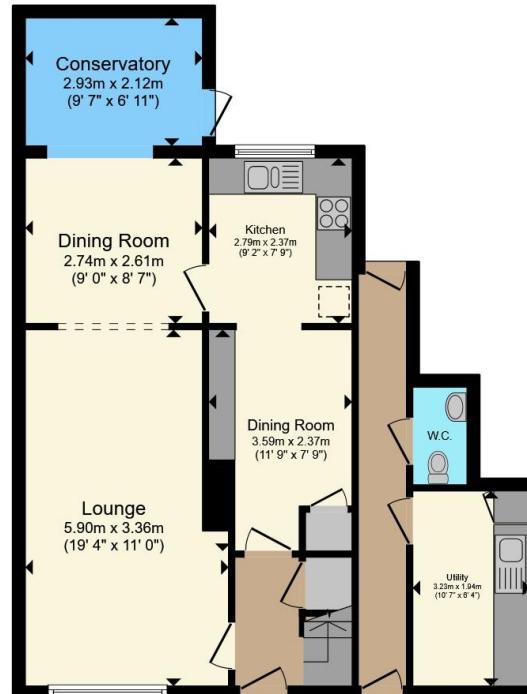
## Cloakroom

Wash hand basin and WC.









**Ground Floor**



**First Floor**

Total floor area 123.5 m<sup>2</sup> (1,329 sq.ft.) approx

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**Connells**

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14 High Street  
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EPC Rating:  
 Awaited

Council Tax  
 Band: C

Tenure: Freehold

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