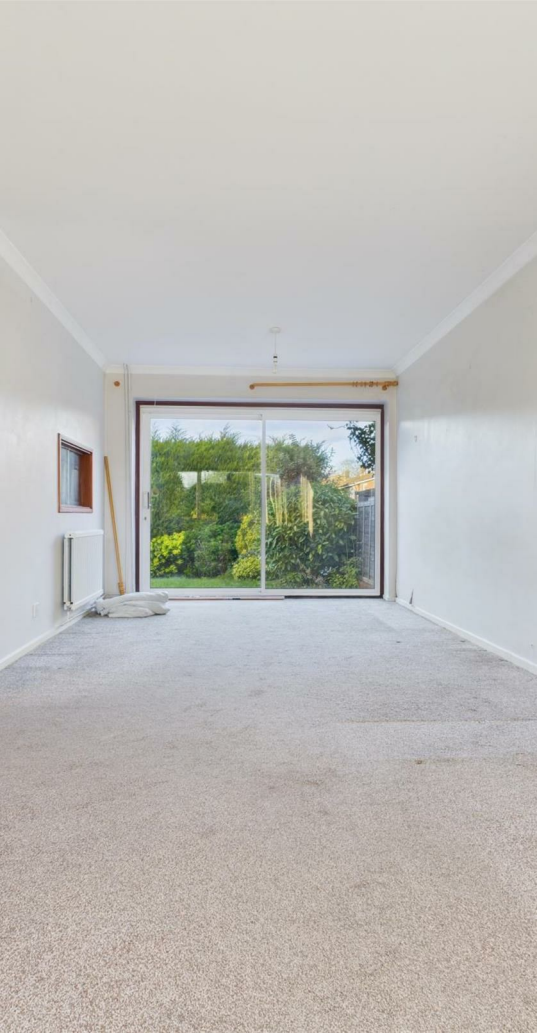


£650,000

Blackhorse Lane, Hitchin, , SG4 9EN

Prestige & Village

UK's finest properties



Prestige and Village are Overjoyed to offer this EXCEPTIONAL OPORTUNITY to Purchase the THREE BEDROOM DETACHED FAMILY HOME with GARAGE and DRIVEWAY Situated to a Generous Plot with Previous Planning Permission in the Desirable SG4 9 within Catchment of Excellent Hitchin Schooling and Catchment to St Ippolyts Aided Primary in Need Of Some Modernisation. Feature Include, Kitchen Area, 22ft LOUNGE/DINER, Downstairs W.C, THREE DOUBLE BEDROOMS, Bathroom, Large Side Plot, Private Rear Garden, VIEWING HIGHLY SUGGRESSED with NO ONWARD CHAIN













- Exceptional Opportunity to Acquire this Three Bedroom Detached Family Home
- Garage and Driveway
- Situated to a Generous Plot with Previous Planning Permission
- Desirable SG4 9 Postcode
- Requiring Modernisation
- Kitchen Area
- 22ft Lounge Area
- Three Double Bedrooms
- Large Side Plot
- Viewing Highly Suggested Offered with No Onward Chain







Entrance Hallway
3'5 x 11'5 (1.04m x 3.48m)
Door to Front Aspect, Under Stairs Cupboard, Stairs to 1st Floor Landing, Single Panel Radiator, Coved Ceiling.

Downstairs W.C
5'2 x 3'3 (1.57m x 0.99m)
Low Level W.C, Hand Basin with Hot and Cold Tap, Double Glazed Window to Front Aspect.

Lounge and Dining Area
12'0 x 22'3 (3.66m x 6.78m)
Sliding Patio Doors to Rear Aspect, Window to Front Aspect,, Serving Hatch, Double Panel Radiator x 2, Coved Ceiling, Heating Control.

Stairs Leading to 1st Floor
Window to Side Aspect.

Kitchen Area
11'2 x 7'11 (3.40m x 2.41m)
Ideal Logic, Gas Hob and Electric Oven, Roll Top Work Surfaces, Stainless Steel Sini and Mixer Tap, Single Panel Radiator, Coved Ceiling, Double Glazed Window to Rear Aspect, Laminate Flooring, Space for Fridge/Freezer, Dishwasher and Washing Machine.

Landing
3'0 x 7'11 (0.91m x 2.41m)
Doors to all rooms, Loft Access, Airing Cupboard, Single Panel Radiator.

Bedroom One
11'11 x 11'4 (3.63m x 3.45m)
Single Panel Radiator, Double Glazed Window to Front Aspect, Fitted Wardrobes, Coved Ceiling,

Bedroom Two
12'0 x 8'5 (3.66m x 2.57m)
Double Glazed Window to Rear Aspect, Single Panel Radiator, Coved Ceiling.

Bedroom Three
9'0 x 8'3 (2.74m x 2.51m)
Single Panel Radiator, Double Glazed Window to Front Aspect.

Bathroom
5'9 x 8'0 (1.75m x 2.44m)
Low Level W.C, Wash Basin with Hot and Cold Taps, Double Panel Radiator, Bath and Mixer Tap, Shaver Point, Double Glazed Misted Window to Rear Aspect, Shaver Point, Vanity Cupboard.

Front Garden and Garage
7'9 x 16'2 (2.36m x 4.93m)
Front Garden- Laid to Lawn with a plot extending to the side of the property (As Pictured).

Garage - Metal Up and Over Door, Power and Lighting, Door to Leading to Garden.

Rear Garden
Patio Area, Laid to Lawn, Mature Trees and Shrubs, Outside Tap, Timber Fencing, Side Gated Access, Door Leading to Garage.

Local Information
Blackhorse Lane is a desirable SG4 9 postcode within easy access to selection of Schools including Kingshott Private School, Hitchin Girls, Hitchin Boys and St Ippolyts Aided Primary School. Within walking distance is the Orange Tree Pub, Hitchin Market Town and Hitchin Mainline Station is approx 25 minutes walk.



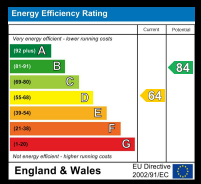


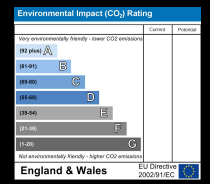






Band E





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