



**Connells**

Purwell Lane  
Hitchin



## Property Description

Situated in the popular Purwell area of Hitchin, this well presented three bedroom end of terrace home offers spacious and versatile accommodation, ideal for families and professionals alike.

The property is entered via a welcoming porch, leading through to a generous lounge providing a comfortable and light-filled living space. To the rear of the property is a separate kitchen/diner, thoughtfully arranged for modern family and entertaining, with French doors opening directly onto the beautifully presented rear garden.

Upstairs, this property offers two double bedrooms with the principal bedroom benefitting from dual aspect windows that allow for an abundance of natural light. The third bedroom is a well proportioned single room, suitable for a child's bedroom, home office or guest space. There is a family bathroom on the first floor and an additional WC is located halfway up the stairs.

Externally, the property boasts a driveway providing off-street parking for up to three vehicles. To the rear, the garden is attractively landscaped and well maintained, offering an ideal space for outdoor dining, relaxation and family enjoyment.

This lovely home is conveniently located close to local amenities, well regarded schools and transport links making it a fantastic opportunity in a sought after Hitchin location.

## Ground Floor

### Entrance Porch

Double glazed door to side, built-in storage cupboard.

### Entrance Hall

Stairs leading to first floor and radiator.

### Cloakroom

Double glazed window to side aspect, wash hand basin, WC and radiator.

### Lounge

Two double glazed windows to front aspect, gas fireplace, TV and telephone points and radiator.

### Kitchen Diner

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, work surfaces with tiled splashback, sink and drainer, electric oven, gas hob with cooker hood over, integrated fridge/freezer, plumbing for washing machine and dishwasher, and radiator. French doors leading to rear garden.



## First Floor

### Landing

Double glazed window to side aspect, loft access and airing cupboard.

### Bedroom One

Double glazed windows to front and side aspect, TV point and radiator.

### Bedroom Two

Double glazed window to rear aspect and radiator.

### Bedroom Three

Double glazed window to side aspect and radiator.

### Bathroom

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

## Outside

### Front Garden

Mature borders and hedgerows.

### Rear Garden

Rear garden with gated side access, patio to nearside, feature pond, large lawns with various mature trees and bushes.

### Parking

Shingled driveway with space for up to two cars.

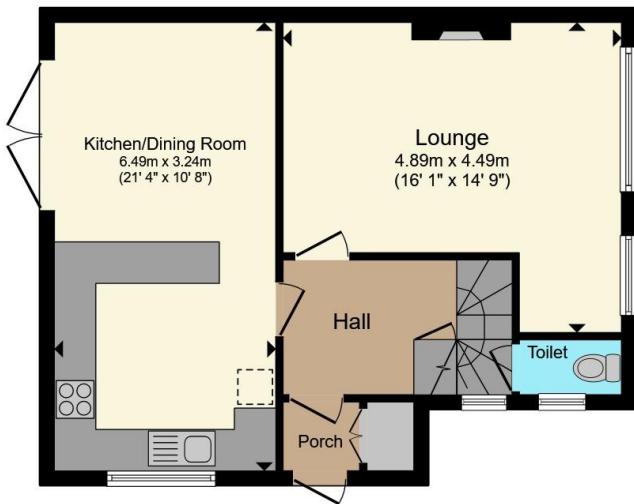
### Outbuildings

Two large storage sheds and timber shed to rear.

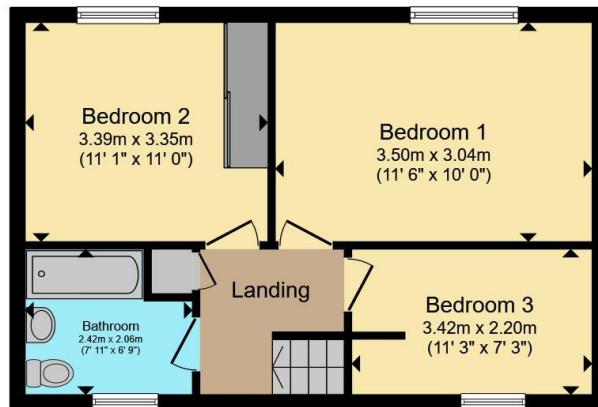








**Ground Floor**



**First Floor**

Total floor area 94.0 m<sup>2</sup> (1,012 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](http://www.propertybox.io)

**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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