



Connells

Burford Way
Hitchin



Property Description

Situated in a popular residential location, this three bedroom semi-detached home offers spacious and versatile accommodation, presenting an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements.

The property has been extended to the side with a single-storey addition, providing flexible living space that could be utilised as a dining area, family room, home office or playroom, depending on individual needs.

The accommodation comprises an entrance hall, a generous lounge, a fitted kitchen, the versatile extension space, a convenient ground floor WC and a conservatory overlooking the rear garden. On the first floor are three well proportioned bedrooms and a family shower room. While the property would benefit from a programme of modernisation, it offers fantastic potential throughout.

Externally, the property enjoys a private rear garden ideal for outdoor entertaining and family enjoyment. Further benefits include a garage and off-road parking located to the rear of the property. The roof has also recently been replaced.

Ground Floor

Entrance Hall

Door to front, cupboard and radiator. Stairs leading to first floor.

Lounge

Double glazed bay window to rear aspect, exposed brick electric fireplace, laminate flooring and two radiators. Double glazed sliding door to rear.

Kitchen

Double glazed window to front aspect, a range of wall and base units, work surfaces with splashback and space for appliances. Understairs storage cupboard.

Side Extension

Double glazed windows to front and side, double glazed circle window to side, WC, laminate flooring and radiator.

Conservatory

Exposed brick, tiled flooring and radiator.

First Floor

Landing

Double glazed window to front aspect, cupboard housing water tank and loft access.

Bedroom One

Double glazed window to rear aspect, built-in double wardrobe, original flooring and radiator.

Bedroom Two

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

Bathroom

Fully tiled bathroom with double glazed windows to front and side aspect, wash hand basin, walk-in shower, WC and radiator.

Outside

Front Garden

Potential to create further off-road parking STPP to the front of the property.

Rear Garden

A large, south-westerly facing rear garden laid to lawn with patio areas, a shed, mature trees and shrubs.

Garage

Garage and off-road parking at the rear of the property.

Agent's Note

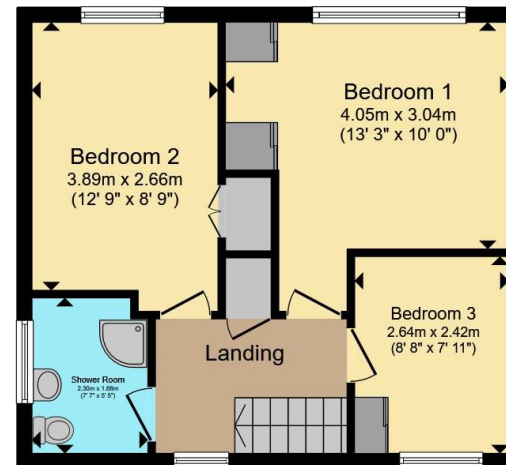
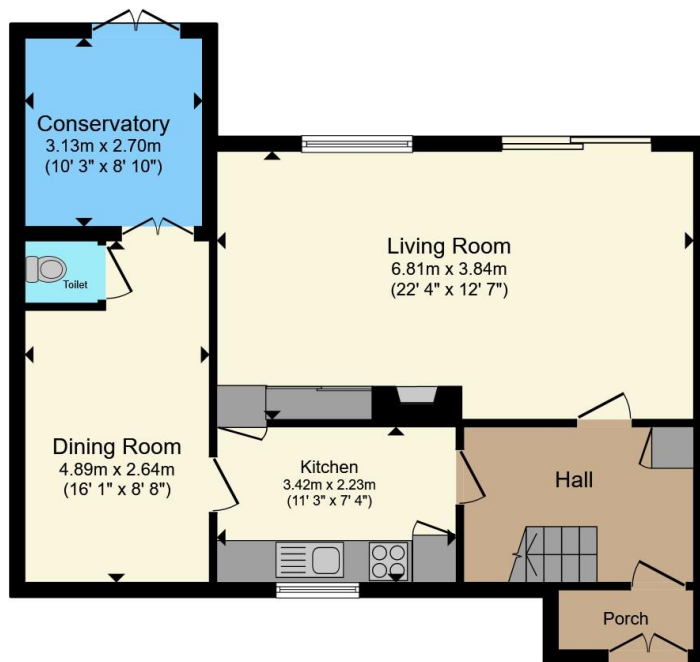
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









Ground Floor

First Floor

Total floor area 106.9 m² (1,151 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



To view this property please contact Connells on

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14 High Street
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIT308655



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