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Folly Close, Hitchin, Hertfordshire

£485,000

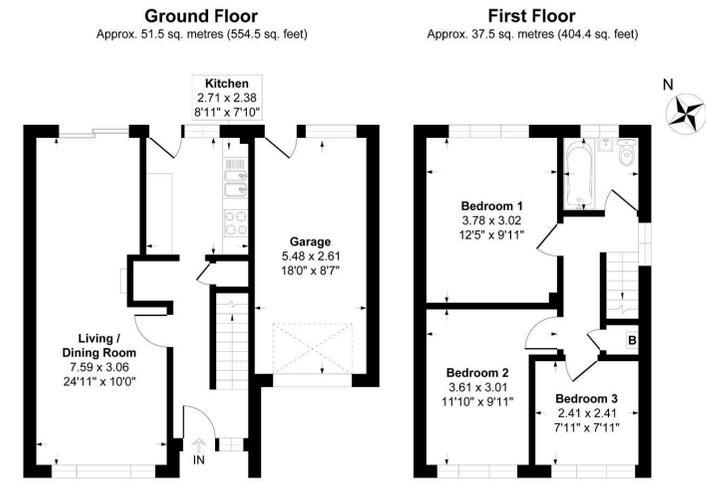
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- Immaculately Presented Semi Detached Home
- Secluded Cul De Sac Location
- Lounge/Diner
- Driveway for Two Cars Leading to a Single Garage
- Potential to extend (Subject to Relevant Permissions)
- Highly Regarded SG4 9 Postcode
- Three Bedrooms, Refitted Bathroom
- Low Maintenance Rear Garden
- Walking Distance to Schools and Town Centre
- Quote Reference CM0245



Presented in immaculate order throughout, this semi detached home is tucked away in a small cul de sac in the sought-after SG4 9 Hitchin postcode. The accommodation comprises of an entrance hall, lounge/diner, fitted kitchen, three bedrooms and a modern fitted bathroom. Outside offers an enclosed, low maintenance rear garden and driveway parking at the front for two cars leading to a single garage. Local schools and the town centre are both within walking distance and Hitchin Railway Station is a short drive away.





Total area: approx. 89.0 sq. metres (958.9 sq. feet)
For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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