



120 Halsey Drive • Hitchin • Hertfordshire • SG4 9PZ

Guide Price £675,000

Charter Whyman

TOWN & VILLAGE HOMES





## EXTENDED MODERN FAMILY HOME THREE DOUBLE BEDROOMS PLUS STUDY/BEDROOM 4 SMART FAMILY BATHROOM

### THE PROPERTY

This very smartly presented modern detached house has been very cleverly extended, remodelled and improved to provide an outstanding family home. The ground floor flows very successfully from the new porch at the front to the garden room at the rear. It is a very imaginative combination of open-plan and privacy, with double doors from the family room to the front opening to the fully open-plan central kitchen/dining room and sitting rooms, from which double-glazed folding doors open to the garden room at the rear. A shower room/WC and attached garage with laundry area complete the ground floor.

The first floor provides three double bedrooms, plus a fourth single room or study, plus a well-appointed family bathroom.

The house benefits from uPVC double-glazed windows and gas fired central heating.

### THE OUTSIDE

The house stands elevated above the road in a plot measuring approximately 134' by 24' (40.9m X 7.3m). The front garden is laid to lawn and the concrete driveway provides good off-street parking and leads to the attached garage.

The split-level south-west facing rear garden is some 55' (16.9m) in length and laid to lawn with beech hedge, rose border and ornamental maple tree. There is a paved patio at the rear of the plot. Timber garden shed.

### THE LOCATION

The property is located on the south-east side of the sought-after market town of Hitchin in north Hertfordshire, just a mile from the town centre and three-quarters of a mile from the mainline railway station. Hitchin is the East Coast mainline is joined by that from Cambridge and regular services run to London throughout the day. The fastest service to London St Pancras takes just 33 minutes; alternative services terminate at King's Cross. The swiftest service to Cambridge takes 32 minutes. Junction 8 on the A1(M) is a 3 mile drive away.

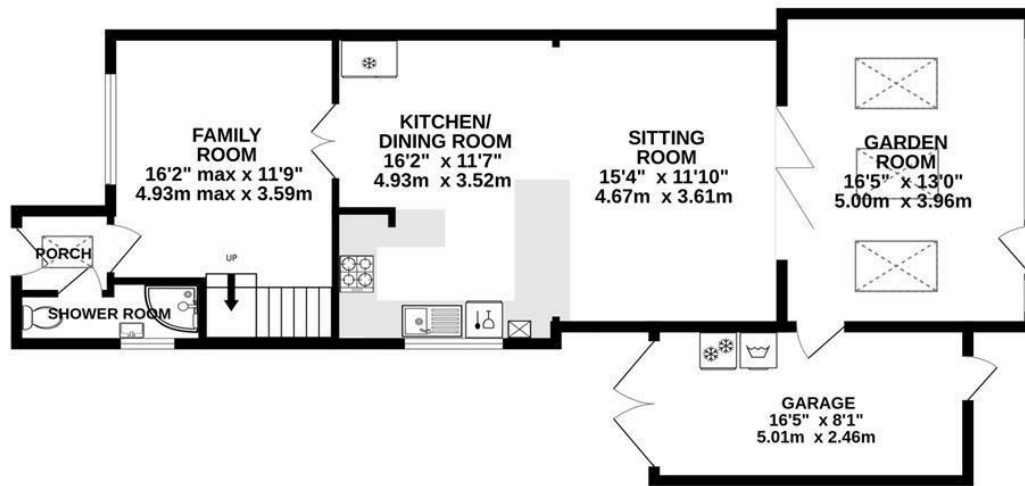
The attractive and historic market town of Hitchin is often cited as one of the best places to live in the UK and provides a wide range of facilities including excellent shopping, schools, pubs and restaurants, theatre and other leisure and sports amenities and places of worship. The choice is widened still further by the adjoining towns of Letchworth Garden City and Baldock.



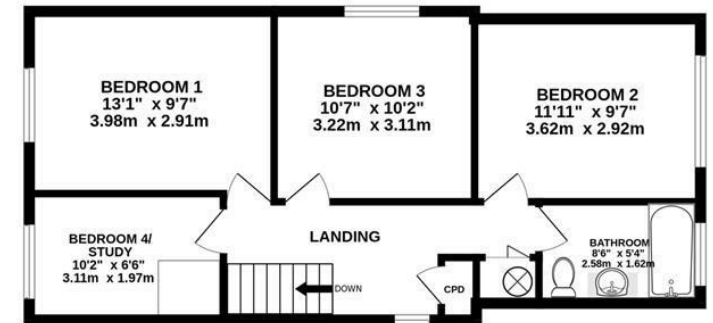




GROUND FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



THE TOTAL FLOOR AREA INCLUDES THE GARAGE

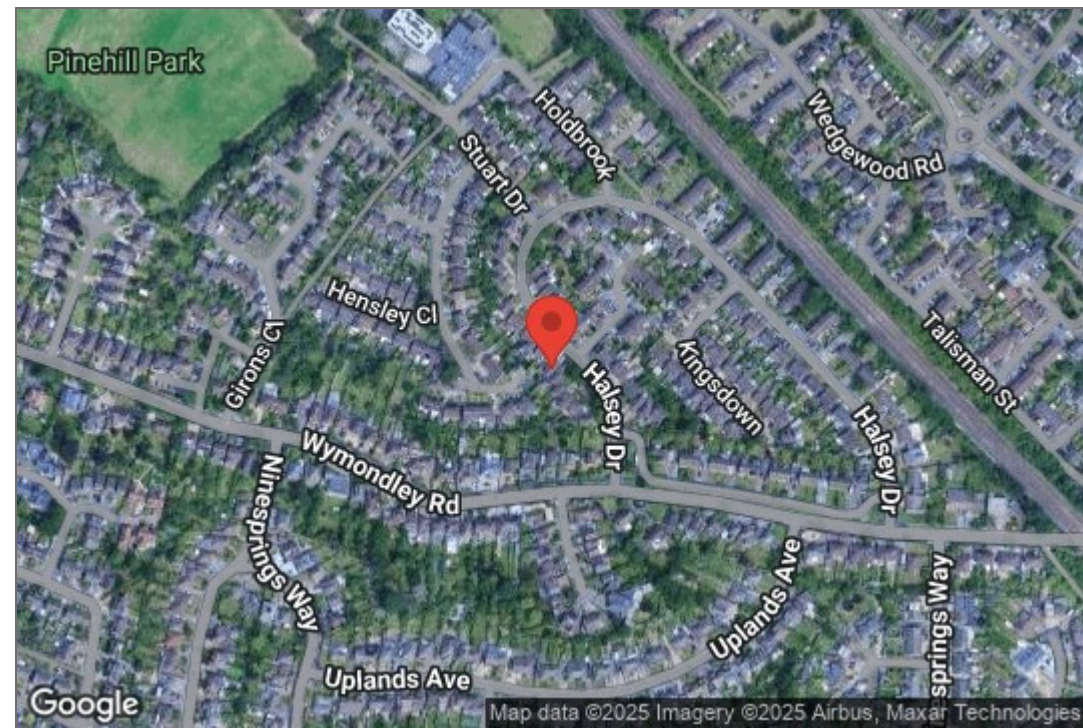
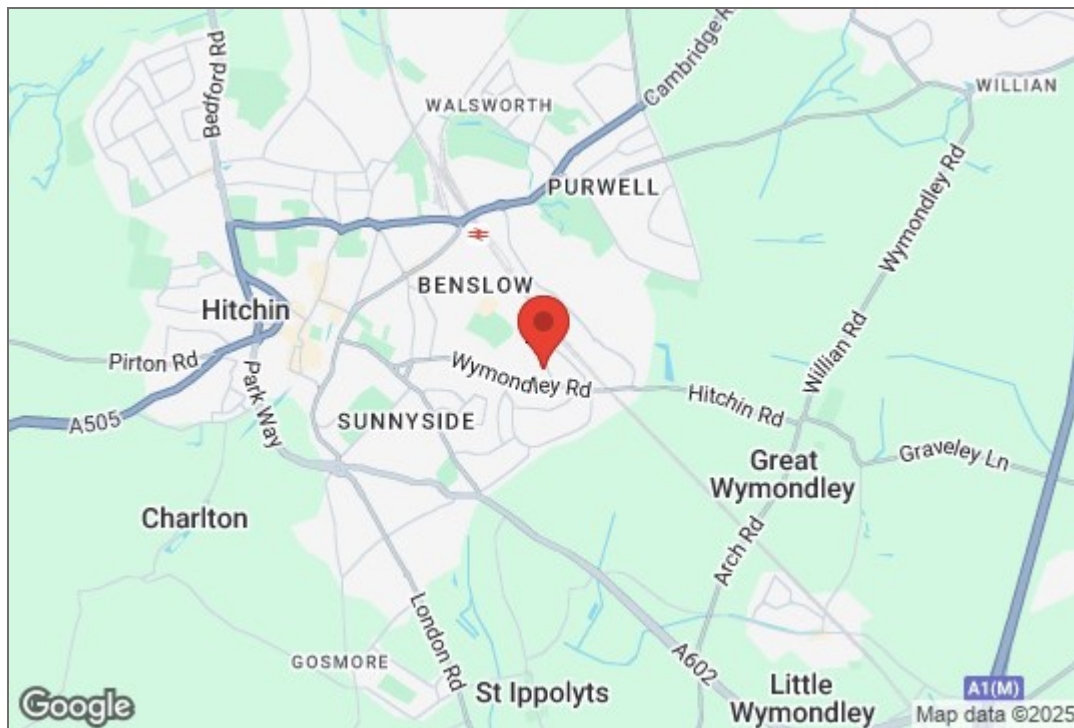
TOTAL FLOOR AREA : 1325 sq.ft. (123.1 sq.m.) approx.

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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

FREEHOLD

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## CONSTRUCTION

Insulated cavity brickwork under a pitched tiled roof. Flat roof to the garden room and garage.

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## EPC RATING

Band - C

## BROADBAND SPEED

A choice of provider claiming up to 10,000 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Currently Band E, but subject to an improvement indicator. The banding may be revised following a sale.

## CONSERVATION AREA

The property is not located within a Conservation Area.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

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[www.charterwhyman.couk](http://www.charterwhyman.couk)