



PUTTERILLS

est. 1992



**£1,450 Per  
Calendar Month**

Hitchin, SG5 1TE

## PROPERTY SUMMARY

Nestled along the charming Heathfield Road in Hitchin, this well-presented one-bedroom maisonette offers comfortable and convenient living in a desirable location.

The property features a spacious reception room, providing a bright and welcoming space to relax or entertain. The well-proportioned bedroom offers a peaceful retreat, while the modern bathroom is well appointed and designed to meet everyday needs.

A standout feature of the property is the private rear garden, perfect for enjoying outdoor space during the warmer months. The garden also benefits from a useful garden office, ideal for those working from home or needing additional space for hobbies or storage.

Further benefits include off-road parking for two vehicles and a location within easy reach of Hitchin town centre, local amenities and transport links.

This charming maisonette would be ideal for a professional individual or couple seeking a well-located home with the added benefit of outdoor space and a home office.

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PUTTERILLS  
- LETTINGS

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## Ground Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Total area: approx. 41.6 sq. metres (448.0 sq. feet)

### LOCAL AUTHORITY

### TENURE

### COUNCIL TAX BAND

A

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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