



**Connells**

Heathfield Road  
Hitchin



## Property Description

This well presented terraced home offers a spacious ground floor thanks to the addition of the conservatory and also comprises kitchen, lounge and bathroom.

The first floor accommodation has a landing that provides access to both the bedrooms which can comfortably fit a double bed. The property has a good sized front and rear garden with both side and rear access, a concrete base for a shed and is mostly lawned, ideal for a young couple looking to start a family.

The town centre and mainline train station that has direct links to Cambridge and London Kings Cross are both within walking distance, as is the well regarded Strathmore School. There is potential (STPP) to create a driveway and we have been informed by the current vendors that the boiler and flat roof have been replaced within the last three years.

## Ground Floor

### Entrance Hall

Double glazed door to front, stairs leading to first floor and wood effect flooring.

### Lounge

13' 9" x 10' 9" ( 4.19m x 3.28m )

Two double glazed windows to front aspect, electric fireplace, TV and telephone points, wood effect flooring and radiator.

### Kitchen

12' 2" x 6' 9" ( 3.71m x 2.06m )

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, stainless steel sink and drainer, work surfaces with tiled splashback, electric oven, gas hob with cooker hood over, space for fridge/freezer and washing machine, spotlights, boiler and wood effect flooring.

### Conservatory

12' 3" x 12' 8" plus recess ( 3.73m x 3.86m plus recess )

Double glazed windows, wood effect flooring and radiator.

## First Floor

### Landing

Double glazed window to front.

### Bedroom One

12' 3" plus recess x 10' 6" ( 3.73m plus recess x 3.20m )

Double glazed windows to rear and side aspect and radiator.

### Bedroom Two

10' 10" x 10' 1" ( 3.30m x 3.07m )

Two double glazed windows to front aspect, overstairs storage cupboard and radiator.

### Bathroom

Fully tiled bathroom with double glazed window to rear aspect, wash hand basin, panelled bath with handheld shower head, WC, extractor fan and storage cupboard.



## Outside

### Front Garden

Pebble dash, parking for up to two cars (no dropped kerb).



### Rear Garden

Rear garden with lawn, patio area and concrete area for shed. Rear access.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01462 437 666**  
**E [hitchin@connells.co.uk](mailto:hitchin@connells.co.uk)**

14 High Street  
 HITCHIN SG5 1AT

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIT307544](http://connells.co.uk/Property/HIT307544)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIT307544 - 0003