



**Connells**

Heathfield Road  
Hitchin



Heathfield Road  
Hitchin SG5 1TD

for sale offers over  
**£340,000**



## 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.















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**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

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