

Wellingham Avenue, Hitchin, SG5 2UL.  
Asking Price £595,000

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# Wellingham Avenue, Hitchin, SG5 2UL.

## Council Tax Band: D

Situated in a desirable road near to the historic market town of Hitchin is this extended three bedroom semi detached family home with an additional attic room (see description). Downstairs the property boasts a lounge and dining room of approximately 35ft in length, 15ft kitchen along with a downstairs WC. Upstairs are three bedrooms with the master having a four piece bathroom suite, separate family bathroom and attic room. Outside there is off road parking for 2 vehicles leading to a car port which offers additional parking along with a garage. The rear garden is enclosed with mature trees and timber fencing. Offered with no upper chain! (please note our images our historical ones)

### **Entrance Hall**

15'8 x 5'10 (4.78m x 1.78m)

Accessed by a timber front door with glazed windows to the either side. Double radiator, understairs storage and separate built in cupboard, stairs to the first floor, doors to both the lounge and kitchen.

### **Lounge/Dining Room**

35'5 x 11'8 (10.80m x 3.56m)

#### **Lounge Area**

Double glazed leaded light window to the front aspect, feature fireplace, two radiators, wood effect flooring, archway to the dining room.

#### **Dining Area**

Double glazed leaded light french doors to the rear garden with double glazed side panels, breakfast bar and opening into the kitchen, radiator.

### **Kitchen**

15'2 x 9'1 (4.62m x 2.77m)

Double glazed leaded light window to the rear aspect, wall and base level units, one and a half bowl stainless steel sink drainer, built in double oven, five ring burner gas hob, tiled splash backs, tiled flooring, double glazed door to the side, plumbing for a washing machine.

### **Downstairs WC**

4'2 x 2'10 (1.27m x 0.86m)

Double glazed opaque window to the side aspect, low level WC, vanity wash hand basin, radiator, fully tiled splashbacks.

### **First Floor Landing**

8'1 x 5'10 (2.46m x 1.78m)

Double glazed leaded light window to the side aspect, doors to all of the rooms, stairs leading upto the attic room.

### **Master Bedroom**

17'6 x 11'9 (5.33m x 3.58m)

Double glazed window to the rear aspect, radiator, fitted wardrobes to two walls, door to the Ensuite.

### **Ensuite**

7'11 x 7'9 (2.41m x 2.36m)

Double glazed opaque window to the rear aspect, four piece suite comprising of freestanding bathtub with mixer tap and shower head attachment over. Corner shower cubicle with rainfall shower head and separate handset, cistern enclosed low level WC, vanity wash hand basin, range of vanity units, tiled splashbacks and tiled floor, heated chrome towel rail.

### **Bedroom Two**

13'2 x 11'11 (4.01m x 3.63m)

Double glazed leaded light window to the front aspect, radiator.

### **Bedroom Three**

9'11 x 6'10 (3.02m x 2.08m)

Double glazed leaded light window to the front aspect, radiator, wood effect flooring, overstairs storage cupboard.

### **Family Bathroom**

9'5 x 5'4 (2.87m x 1.63m)

Double glazed opaque window to the side aspect, walk in shower with curved shower screen, cistern enclosed low level WC, vanity wash hand basin, tiled splashbacks, heated chrome towel rail.

### **Second Floor**

Leading to the attic room.

### **Attic Room**

18'1 x 10'11 (5.51m x 3.33m)

Currently used as a bedroom with 'Velux' window to the rear aspect, eaves storage areas, radiator. The current owner has informed us that when they purchased the property there was no building regulations for this attic room.

### **Rear Garden**

Patio area leading to the laid to lawn, separate hardstanding, mature trees and conifers, timber fencing, outside tap, side access to car port.

### **Frontage**

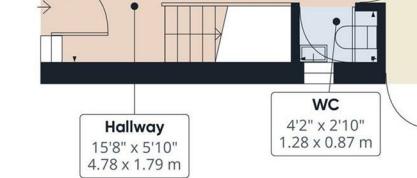
Block paved driveway for 2 vehicles, timber gate which leads to the car port and garage.

### **Garage**

16'11 x 8'4 (5.16m x 2.54m)

Accessed by and up and over door, power and light, window to the rear.





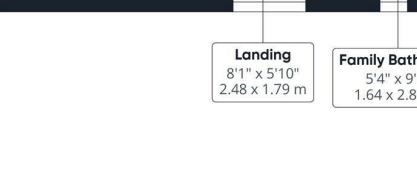
Floor 0

Approximate total area<sup>(1)</sup>  
577 ft<sup>2</sup>  
53.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
538 ft<sup>2</sup>  
50 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area<sup>(1)</sup>  
141 ft<sup>2</sup>  
13.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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#### Energy Efficiency Rating

