



14 Store House Lane, Hitchin, SG4 9AB  
Guide price £449,950



# 14 Store House Lane, Hitchin, SG4 9AB

A modern semi detached three bedroom town house with parking, situated down a quiet lane, conveniently situated within a few minutes walk of the Historic town centre and train station.

This well presented property, provides versatile split level accommodation enjoying superb views over Hitchin.

The accommodation comprises:

## GROUND FLOOR

### ENTRANCE PORCH

Exterior light. Half glazed front door to:

### ENTRANCE HALL

Radiator. Tiled floor. Boiler control

### CLOAKROOM

Double glazed window to front. Suite comprising low level wc and wall mounted wash hand basin. Tiled splash areas. Radiator. Tiled floor. Extractor fan.

### BEDROOM THREE 12'6" x 7'7" (3.81m x 2.31m)

Double glazed window to front. Radiator. Cupboard housing wall mounted gas fired boiler. Recessed downlights. Tiled floor.

## LOWER GROUND FLOOR

### LOBBY

Door to:

### KITCHEN/DINER 14'8" x 12'5" (4.47m x 3.78m)

L-shaped. Double glazed window and casement doors to rear garden. Radiator. Fitted with a range of base units with laminate work surfaces. Inset stainless steel sink with mixer tap. Integrated dishwasher, freestanding washing machine and freestanding fridge/freezer. Rangemaster oven with gas hob and electric oven and separate grill with extractor over. Recessed downlights. Laminate floor. Understairs storage cupboard. Space for table and chairs.

## UPPER GROUND FLOOR

### LANDING

Stairs to first floor. Door to:

### SITTING ROOM 14'8" x 12'5" (4.47m x 3.78m)

Two double glazed window to rear. Two radiators.

## FIRST FLOOR

### LANDING

Staircase to upper first floor. Door to:



**BEDROOM TWO 12'6" x 8' (3.81m x 2.44m)**

Double glazed window to front. Radiator.

**BATHROOM**

Double glazed window to front. Suite comprising low level wc, pedestal wash hand basin and twin grip panel bath with hand shower attachment. Tiled splash area. Radiator. Extractor fan.

**UPPER FIRST FLOOR****LANDING**

Enclosed staircase to second floor. Door to:

**BEDROOM ONE 12'5" x 8'8" (3.78m x 2.64m)**

Plus door recess and depth of fitted wardrobe. Two double glazed windows to rear. Two radiators. High ceiling. Door to:

**EN-SUITE SHOWER ROOM**

Suite comprising low level wc, pedestal wash hand basin and tiled shower cubicle. Radiator. Tiled floor. Extractor fan. Wall light point.

**SECOND FLOOR****ATTIC STORAGE AREA 14'8" x 7'5" (4.47m x 2.26m)**

Plus eaves storage area. Loft hatch. Cupboard housing hot water storage tank.

**OUTSIDE****FRONT GARDEN**

Paving with railings and gate.

**PARKING**

Off road parking for one vehicle. Exterior light. Timber gate to rear garden.

**REAR GARDEN**

Paved with well stocked herbaceous borders. Steps up to paved area with timber garden shed. Exterior light and power.

**TENURE**

Freehold

**FLOORPLAN DISCLAIMER**

Floorplans are provided for guidance only. They are not to scale and must not form any part of a legal contract or be reproduced without the written consent of a partner of Putterills.

**VIEWING INFORMATION**

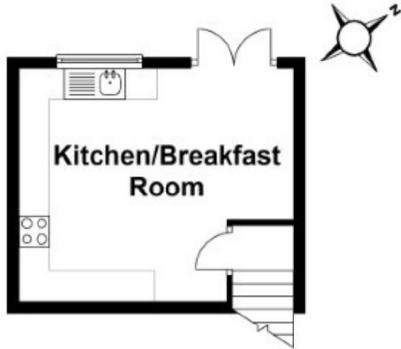
By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

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Lower Ground Floor



Upper Ground Floor



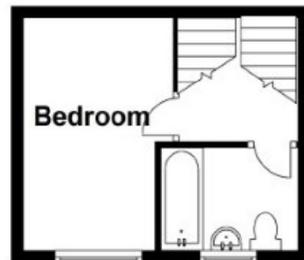
Upper First Floor



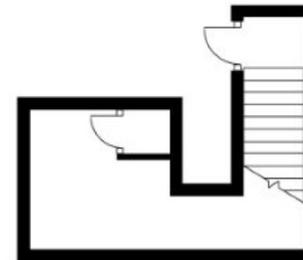
Ground Floor



First Floor



Attic Space



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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