



10 Hawthorn Close, Hitchin, SG5 2BW
Guide price £575,000



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A beautifully presented two bedroom detached bungalow with a large conservatory, garage and superb garden.

The property is situated on the popular Willows development on the western side of Hitchin, within walking distance of the historic town centre which provides a comprehensive range of shopping and recreational facilities, including nearby Waitrose.

The A1(M) junction 8 is about 4 miles away and the M25 junction 23, about 23 miles. The mainline station is about 2 miles away and provides fast and frequent trains serving London Kings Cross. Luton Airport is some 12 miles away and Stansted Airport approximately 32 miles.

The accommodation, which has been considerably upgraded and improved, has gas central heating and double glazing.

ENTRANCE PORCH

Quarry tiled step. External light. UPVC double glazed front door to:

ENTRANCE HALL

Double glazed window to front. Laminate



floor. Radiator. Loft hatch. Downlights. Boiler cupboard housing wall mounted gas fired boiler and plumbing for washing machine.

BEDROOM ONE 12' x 10'1" (3.66m x 3.07m)

Double glazed window to front. Radiator. Comprehensive range of wardrobes to one wall.

BEDROOM TWO 10' x 9'10" (3.05m x 3.00m)

Double glazed window to side. Radiator. Comprehensive range of wardrobes to one wall.

BATHROOM

Double glazed window to side. Contemporary suite comprising low level wc, pedestal wash hand basin and separate shower cubicle. Tiled splash area. Radiator. Tiled floor. Recessed downlights. Heated towel rail. Shaver point.

SITTING ROOM 13'3" x 11'5" (4.04m x 3.48m)

Bi-fold doors to conservatory. Radiator. Glazed double doors to kitchen/diner.

KITCHEN/DINER 19'6" x 8'11" (5.94m x 2.72m)

Overall measurement and comprising:

KITCHEN AREA

Double glazed window to side. Re-fitted with a comprehensive range of wall and base units with extensive laminate work surfaces. Inset 1¼ bowl stainless steel sink with mixer tap and drainer. Ceramic hob with stainless steel extractor canopy over. Built in oven/grill. Integrated dishwasher and fridge/freezer. Laminate floor. Recessed downlights. Open plan to:

DINING AREA

Bi-fold doors to conservatory. Breakfast bar. Two radiators. Laminate floor. Recessed downlights.

CONSERVATORY 22'1" x 12' (6.73m x 3.66m)

Double glazed windows and roof. Casement door to side and double casement doors to



rear. Laminate floor. Two wall mounted electric heaters.

OUTSIDE

FRONT GARDEN

Block paved driveway and parking area for three vehicles. Paved pathway and well stocked flower border. Wrought iron gate to rear garden.

GARAGE 15'8" x 8'1" (4.78m x 2.46m)

Maximum overall internal measurement. Up and over door. Window to rear. Personal door to side. Light and power. Gas meter.

REAR GARDEN

The rear garden is a particular feature of the property and is laid mainly to lawn with well stocked herbaceous borders including a wide variety of flowers, shrubs and one mature apple tree and one pear tree. Paved pathway and secluded sitting area. External tap.

POTTING SHED 11' x 7'8" (3.35m x 2.34m)

Of timber construction with perspex roof and double glazed windows on three sides.

TENURE

Freehold

FLOORPLAN DISCLAIMER

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VIEWING INFORMATION

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

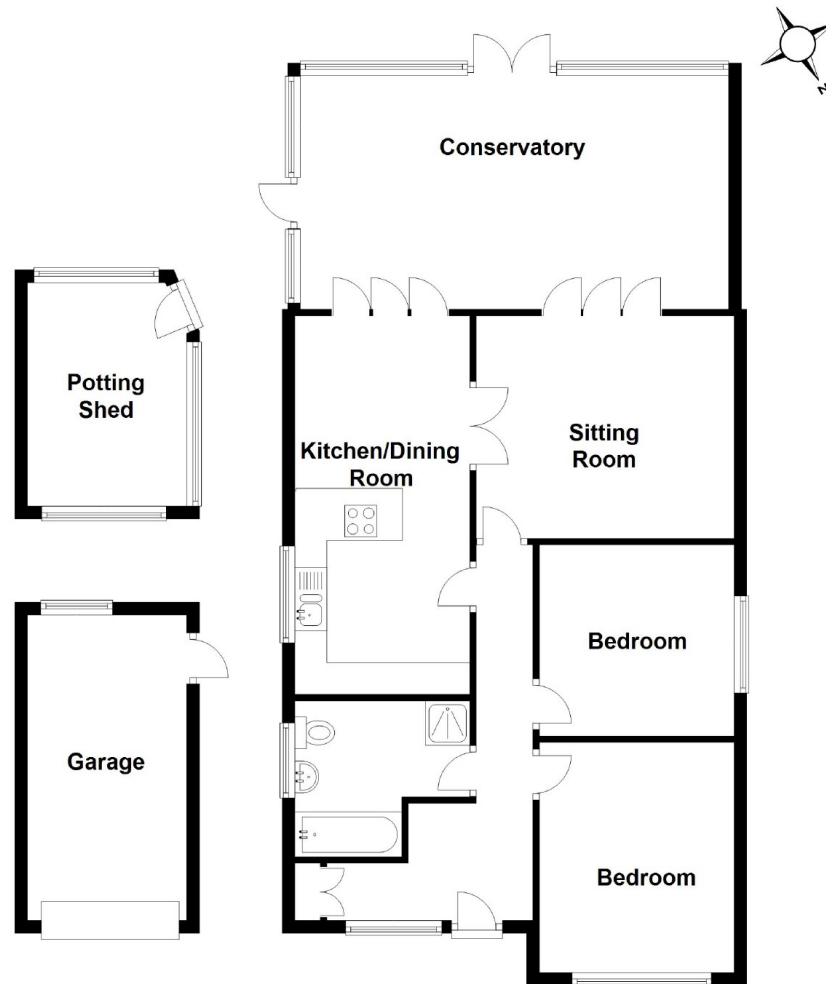
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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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