



30 Conquest Close, Hitchin, SG4 9DP
Guide price £415,000

30 Conquest Close, Hitchin, SG4 9DP

A three bedroom 1930's style home with a south facing rear garden and a garage situated in the popular SG4 9 postcode area.

Hitchin's historic town centre provides comprehensive shopping and recreational facilities, regular weekly markets, a theatre, excellent schooling for all ages and a wide range of restaurants, bars and public houses.

The mainline station serving London Kings Cross is within easy reach with the fastest journey time at under 30 minutes. The A1 (M) is also within a short drive.

The well presented accommodation, which has gas central heating and double glazing comprises:

GROUND FLOOR

UPVC double glazed front door leading to:

ENTRANCE HALL

Radiator. Stairs to first floor. Door to:

SITTING/DINING ROOM 25'2" x 11'6"



narrowing to 10/5" (7.67m x 3.51m
narrowing to 0.25m)

SITTING AREA

Gas coal effect fire with granite hearth and timber surround. Radiator. Double glazed bay window to front. Laminate floor.

DINING AREA

Radiator. Double glazed French doors and windows to:

CONSERVATORY 12'9" x 9'6" (3.89m x 2.90m)

Double glazed UPVC windows and double doors. Laminate floor.

KITCHEN 11'4" x 6'11" (3.45m x 2.11m)

Range of wall and base units with timber work surfaces and tiled splashbacks. Inset one and a half bowl sink with mixer tap. Four ring gas hob and oven. Wall mounted gas fired boiler. Plumbing for washing machine. Space for fridge/freezer under stairs area. Cupboard to side. Radiator. Double glazed window to rear and side.

FIRST FLOOR

LANDING

Hatch to loft space. Double glazed window to side.

BEDROOM ONE 14'4" x 10'4" (4.37m x 3.15m)

Double glazed window to front. Radiator.

BEDROOM TWO 10'3" x 9'6" (3.12m x 2.90m)

Double glazed window to rear. Radiator. Recess housing hot water cylinder.

BEDROOM THREE 8' x 7' (2.44m x 2.13m)

Double glazed window to front. Radiator. Built in over stairs storage cupboard.

BATHROOM

Suite comprising panel bath with mixer tap and hand shower attachment, low level wc and pedestal wash hand basin. Fully tiled walls. Tiled floor. Double glazed window to rear. Radiator.



OUTSIDE

FRONT GARDEN

Wrought iron gate to gravelled area leading to front door.

REAR GARDEN

Patio area leading to lawned area with flower and shrub borders. Pedestrian access to the rear access road. Wrought iron gate for pedestrian access to side.

SINGLE GARAGE

Larger than average size with up and over door. Accessed via a driveway to rear.

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.

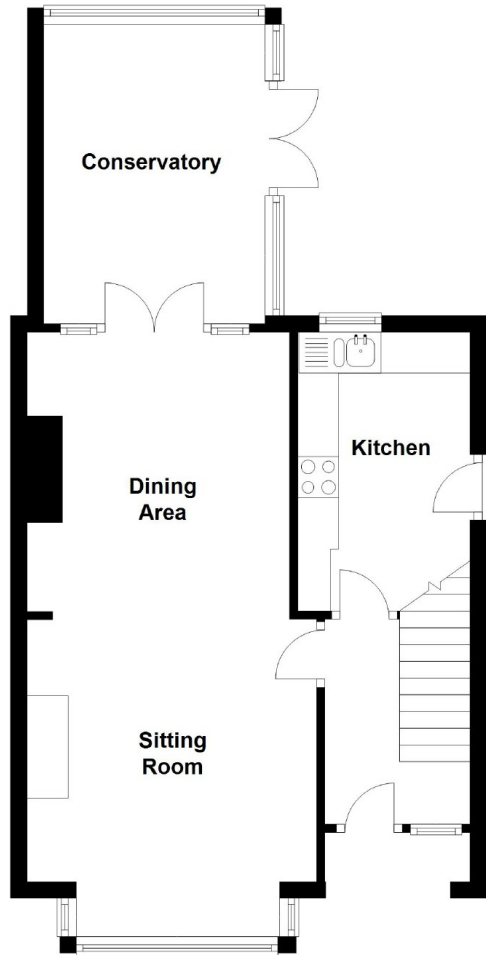
VIEWING INFORMATION

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

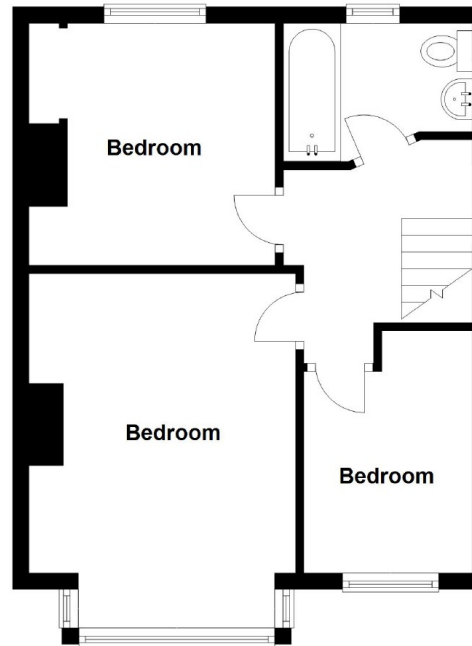
SANDS FINANCIAL MANAGEMENT


We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		77
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Tel: 01462 632222
 60 Hermitage Road
 Hitchin
 Hertfordshire
 SG5 1DB
 Email: hitchin@putterills.co.uk
www.putterills.co.uk

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

