



47 Lancaster Road, Hitchin, SG5 1PD
Guide price £575,000



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A three bedroom Victorian semi detached house with a 100' garden, situated in a highly convenient location, within walking distance of the station.

The historic town centre, which is immediately to hand, provides a comprehensive range of shopping and recreational facilities, including nearby Waitrose and two swimming pools. There are excellent state and private schools in the area including, Hitchin Boy's and Girl's School, Kingshott Preparatory School and Princess Helena College in Preston.

The property, which is currently arranged as two separate living spaces, could be easily remodelled to create an elegant and stylish family home in a highly desirable location.

The extended accommodation, comprises:

GROUND FLOOR

ENTRANCE PORCH

Quarry tiled step. External light. Front door to:

ENTRANCE HALL

Painted timber floorboards. Radiator. Staircase to first floor.



SITTING ROOM 12'8" x 10'4" (3.86m x 3.15m)

Into double glazed bay window front. Radiator. Painted timber floorboards. Chimney breast with cast iron open fireplace and marble surround and hearth. Glazed double door to:

DINING ROOM 12' x 11' (3.66m x 3.35m)

Two double glazed windows to side. Radiator. Under stairs cupboard. Painted timber floorboards. Archway to:

REAR HALLWAY 20'6" x 5'2" (6.25m x 1.57m)

Two double glazed windows and door to side. Two Velux roof windows. Radiator. Plumbed for washing machine. Panelled doors to:

BEDROOM TWO 12'5" x 9'4" (3.78m x 2.84m)

Two internal windows. Radiator. Two velux windows.

BATHROOM 9'6" x 9'2" (2.90m x 2.79m)

Suite comprising wc, panel bath, shower cubicle and vanity unit with wash hand basin and cupboards below. Tiled splash areas. Radiator.

KITCHEN/BREAKFAST ROOM 13'3" x 10'5" (4.04m x 3.18m)

Double glazed window and door to rear. Velux window to side. Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Gas hob with extractor over and oven/grill below. Plumbed for dishwasher. Space for fridge/freezer, table and chairs. Wall mounted gas fired boiler. Radiator.

FIRST FLOOR

LANDING

Airing cupboard. Access via a retractable ladder to boarded loft with Velux window to rear.

BEDROOM ONE 14' x 11' (4.27m x 3.35m)

Double glazed window to front. Radiator. Painted floorboards. Chimney breast with decorative fireplace. Currently being used as a sitting room. Door to:

KITCHEN 8'9" x 6'8" (2.67m x 2.03m)

Plus door recess area. Double glazed window



to rear. Range of wall and base units. Laminate work surfaces with inset one and a half bowl stainless steel sink with mixer tap and drainer. Ceramic hob with oven below. Plumbed for washing machine. Space for fridge/freezer. Radiator. Door to:

SHOWER ROOM

Double glazed window to side. Suite comprising low level wc, pedestal wash hand basin and shower cubicle. Tiled splash areas. Radiator.

BEDROOM THREE 9'5" x 9'3" (2.87m x 2.82m)

Double glazed window to rear. Radiator.

OUTSIDE

FRONT GARDEN

Brick wall with wrought iron railings and gates. Paved pathway and flower bed. Timber side access gates leading to:

REAR GARDEN

Paved patio leading to a lawn with well stocked flower/shrub borders and established trees. Timber summerhouse and potting shed. Single garage for storage. External light, power and tap.

TENURE

Freehold

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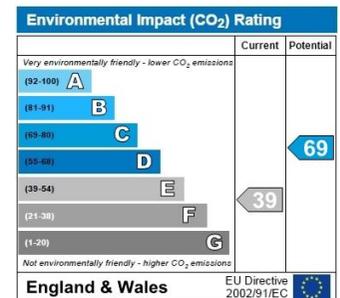
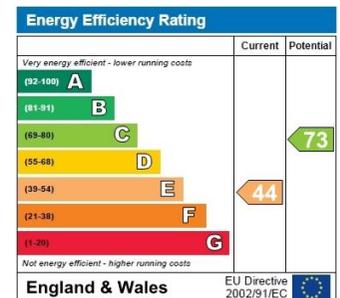
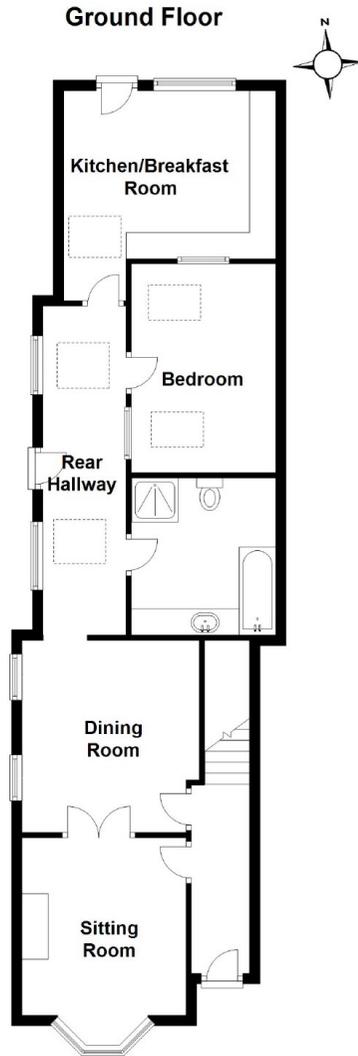
VIEWING INFORMATION

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

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

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