



60 Manton Road, Hitchin, SG4 9NP
Guide price £550,000



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An outstanding three bedroom semi detached family house, skilfully extended on the ground floor. The property is located in the popular SG4 9 postcode district, within walking distance of local amenities and conveniently placed for the train station and comprehensive town centre facilities.

There are excellent state schools in the area including William Ransom, Mary Exton and Whitehill Junior schools together with Hitchin Boy's and Girl's Schools - all of which are within walking distance. Private schools include Kingshott Preparatory School nearby in Hitchin and Princess Helena College in Preston.

The property was originally constructed in the 1960's and has subsequently been extended and remodelled to provide stylish and superbly presented accommodation, ideal for the growing family.

The gas centrally heated and double glazed accommodation, comprises:

GROUND FLOOR

ENTRANCE PORCH

Recessed downlights. Double glazed front door and window to:



ENTRANCE HALL

Double glazed window to front. Radiator. Oak laminate floor. Staircase to first floor with storage cupboard over.

SITTING ROOM 12' x 11'10" (3.66m x 3.61m)

Double glazed window to front. Radiator. Decorative fireplace with gas coal effect fire. Glazed double doors to:

KITCHEN/DINER 18'1" x 10' (5.51m x 3.05m)

Maximum overall measurement comprising:

KITCHEN AREA 9'8" x 8'9" (2.95m x 2.67m)

Double glazed window to side. Fitted with a comprehensive range of wall and base units with extensive work surfaces and tiled splashbacks. Gas hob with oven below. Inset sink with mixer tap and drainer. Work surface lighting. Plumbed for washing machine. Integral fridge/freezer and dishwasher. Recessed cupboard. Laminate floor. Recessed downlights. Open plan to:

DINING AREA 11' x 9'4" (3.35m x 2.84m)

Laminate floor. Radiator. Open plan to:

LIVING ROOM 16'9" x 10'8"max (5.11m x 3.25m)

Double glazed casement doors and window to rear. Two Velux windows to rear. Heated laminate floor. Four wall light points. Door to garage. Door to:

SHOWER ROOM

Stylish suite comprising low level wc, pedestal wash hand basin and tiled shower cubicle. Tiled floor. Heated towel rail. Recessed downlights. Extractor fan.

FIRST FLOOR

LANDING

Double glazed window to front. Access to loft via ladder housing gas fired boiler with light and boarding.

BEDROOM ONE 11'5" x 9'11" (3.48m x 3.02m)

Double glazed window to front. Radiator. Comprehensive range of custom made wardrobes to one wall incorporating airing cupboard.

BEDROOM TWO 10' x 8'2" (3.05m x 2.49m)

Double glazed window to rear with far reaching views over roof tops and countryside. Radiator. Range of recessed wardrobes to one wall.



BEDROOM THREE 8'1" x 8' (2.46m x 2.44m)

Double glazed window to front. Radiator. Fitted double wardrobe.

BATHROOM

Two double glazed windows to rear. Re-fitted with a stylish suite comprising low level wc, pedestal wash hand basin and bath with shower and screen. Tiled floor. Heated towel rail. Tiled walls. Shaver point. Recessed downlights.

OUTSIDE**FRONT GARDEN**

Laid to lawn with established hedging. Block paved driveway for one vehicle. Double timber gate leading to carport parking for one vehicle leading to:

GARAGE 18' x 7'8" (5.49m x 2.34m)

Maximum overall internal measurements. Up and over door. Double glazed personal door to side. Light and power. Door to:

OFFICE 9' x 5'10" (2.74m x 1.78m)

Double glazed sliding patio door to rear. Double glazed window to side light and power.

REAR GARDEN

On two levels, laid to lawn with block paved patio and sitting area, steps down to further lawned area with decking and timber garden shed. Established apple tree and raised shrub border. External light, power and water.

TENURE

Freehold

FLOORPLAN DISCLAIMER

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VIEWING INFORMATION

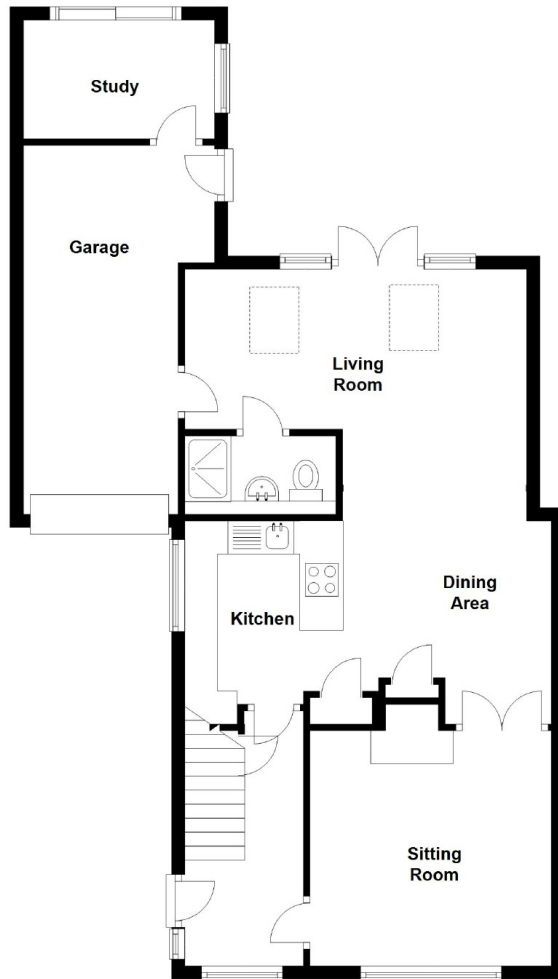
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SANDS FINANCIAL MANAGEMENT

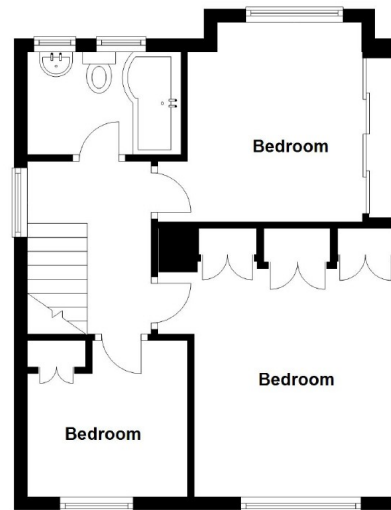
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		81
	65	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	
		78
	59	

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