



PUTTERILLS

est. 1992

9 Kent Place  
Oughton Head Way, Hitchin SG5 2LE  
**Guide price £385,000**



## An outstanding two bedroom period cottage situated on the sought after West side of Hitchin,

The stylish and beautifully presented accommodation, briefly comprises: sitting room, kitchen, two bedrooms and first floor bathroom. The garden has a courtyard style sitting area, shared access and a useful brick built outbuilding, which has a private and secluded garden space behind. The property is also within walking distance of the comprehensive town centre amenities including Waitrose, the railway station and excellent schooling.

### GROUND FLOOR

Composite front door to:

#### ENTRANCE LOBBY

Opening into:

#### SITTING ROOM 14'1" x 10'11" (4.29m x 3.33m)

Measured into bay window to front. Wooden flooring. Radiator. Feature fireplace. Shelving to recesses. Stairs to first floor. Doorway to:

#### KITCHEN/BREAKFAST ROOM 10'10" x 10'4" (3.30m x 3.15m)

Range of wall and base units with one and a half bowl ceramic sink with mixer taps. Space for washing machine. Integrated under counter fridge and freezer. Double oven and gas hob with extractor canopy over. Radiator. Window to rear and half glazed door to courtyard. Laminate flooring.

### FIRST FLOOR

#### BEDROOM ONE 14'2" x 9'4" (4.32m x 2.84m)

Window to front. Radiator. Built in cupboard. Feature fireplace.

#### BEDROOM TWO 10'5" x 10'3" (3.18m x 3.12m)

Measured into door recess. Window to rear. Radiator. Over stairs cupboard. Loft hatch.

### BATHROOM

Bath with shower over, low level wc and pedestal wash hand basin. Tiled to splashback areas. Obscure window to rear. Heated towel rail. Fitted storage cupboard.

### OUTSIDE

#### FRONT GARDEN

Laid mainly to lawn with mature shrubs and trees. Path leading to rear garden.

#### COURTYARD GARDEN

Courtyard garden with right of way to neighbouring properties. Brick outbuilding with power, light and water point. Path to:

#### REAR GARDEN

Private secluded garden which is mainly laid to lawn with mature trees and shrubs with a patio area.

### EPC

EER: C

### 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

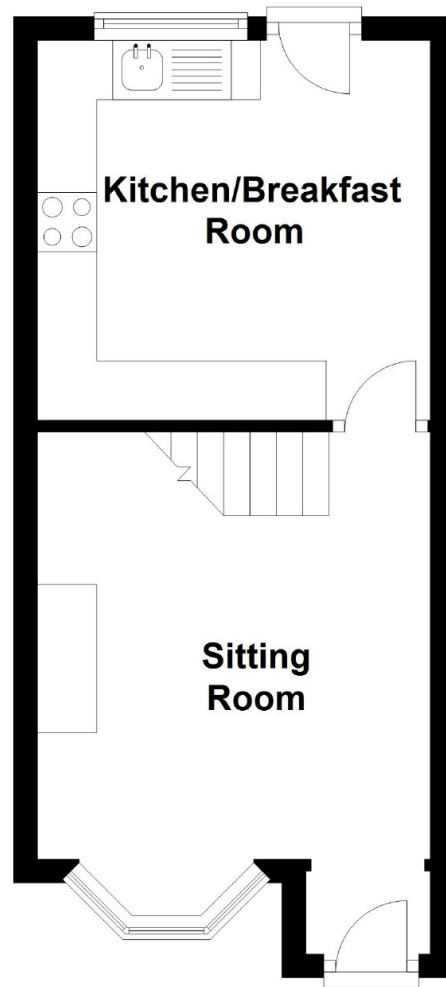
By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

### SANDS FINANCIAL MANAGEMENT

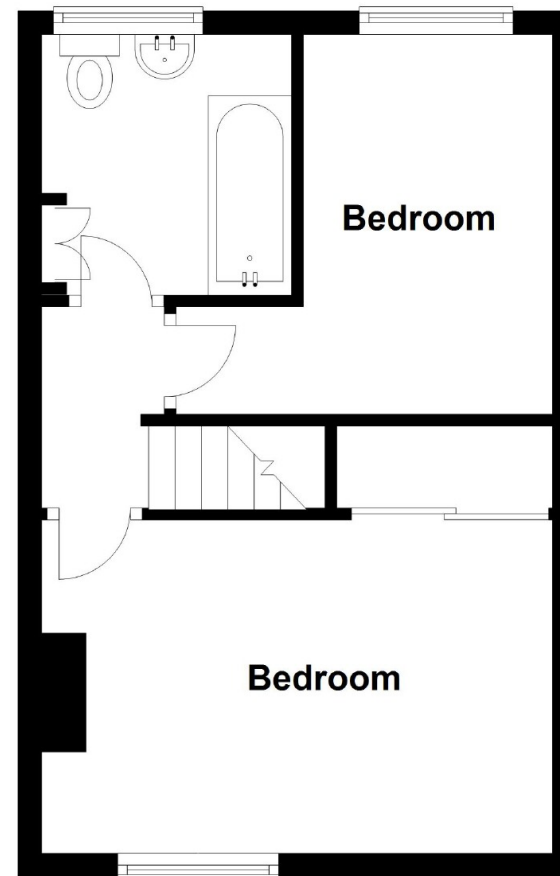
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## Ground Floor



## First Floor



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