



PUTTERILLS

est. 1992

8 Spurrs Close
Hitchin SG4 9QE
Guide price £650,000

This extended four bedroom family home is wonderfully positioned at the end of a small cul-de-sac in the sought after area of SG4 9.

The property benefits from spacious accommodation which includes a cloakroom, two large reception rooms as well as a kitchen / dining room, so plenty of room for the family to spend quality time together. To the first floor there are three double bedrooms and a single room. There is a family shower room and huge four piece en-suite bathroom. The property has been looked after over the years with Everest double glazing, UPVC soffits, fascia and guttering and a re-fitted shower room.

There is a large front garden giving extra privacy and also offering the potential for further extension (subject to planning permission being obtainable). The driveway provides off road parking for three or four cars and leads to the garage. The rear garden offers a good degree of privacy as well as a summer house which could be used as a home office if required. There is gated side access leading to William Ransom school.

Located in a highly desirable location and within easy reach of the station and town centre. There are excellent state and private schools in the immediate area including, William Ransom and Mary Exton schools together with Hitchin Boys' and Girls' School, Kingshott Preparatory School and Princess Helena College at nearby Preston. Communications are excellent, the A1(M) junction 8 is about 3 miles away and the M25 about 23 miles. Hitchin mainline station is within walking distance and provides fast and frequent trains serving London Kings Cross.

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 16'1" x 14'1" (4.90m x 4.29m)

Picture window.

FAMILY ROOM 23'5" x 12' (7.14m x 3.66m)

Dual aspect windows.

KITCHEN/DINING ROOM 16'2" x 9' (4.93m x 2.74m)

LANDING

BEDROOM ONE 13'3" x 11'11" (4.04m x 3.63m)

Picture window.

EN-SUITE BATHROOM 9'11" x 8' (3.02m x 2.44m)

Four piece suite.

BEDROOM TWO 10'3" x 10" (3.12m x 0.25m)

BEDROOM THREE 10'2" x 9'7" (3.10m x 2.92m)

BEDROOM FOUR 10'2" x 6'4" (3.10m x 1.93m)

Built in cupboard.

FAMILY SHOWER ROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

Summer house. Gated side access.

DRIVEWAY

Providing parking for 3 to 4 cars.

GARAGE 15'9" x 8'2" (4.80m x 2.49m)

TENURE

Freehold

EPC

EER: D

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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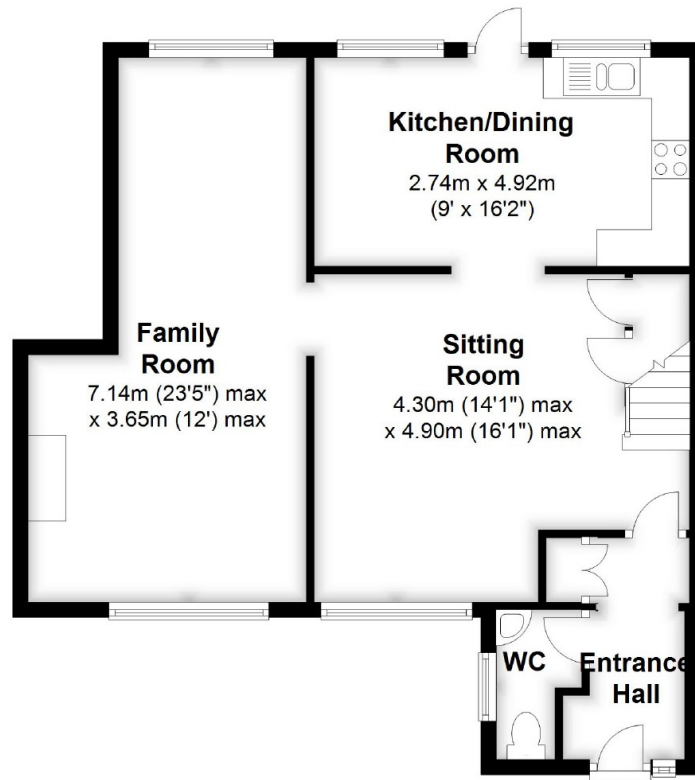






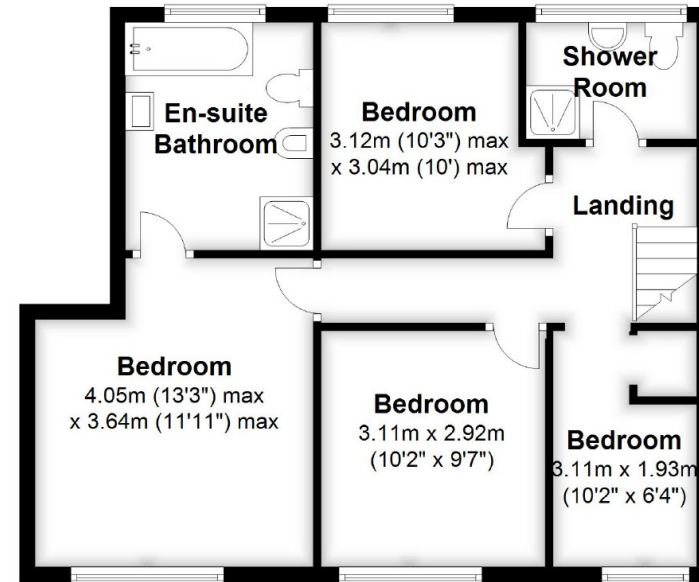
Ground Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.7 sq. feet)



Total area: approx. 119.5 sq. metres (1286.4 sq. feet)



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putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

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