



P U T T E R I L L S

est. 1992

64 Bedford Road
Hitchin SG5 2UD

Guide price £695,000

A beautifully presented and extended detached house which is believed to date back to 1925 and benefiting from a wonderful rear garden of over 100' in length.

The property has been refurbished in the last year which includes a re-fitted kitchen, bathroom and shower room, new windows and doors, new gutters and some work to the roof. The property has also been redecorated so is ready to move into. The accommodation is flexible and can adapt to the needs of a growing family. There are two formal reception rooms, both with fireplaces and bedroom four could also work as a playroom or home office. There is additional space in the conservatory and utility. If further space was ever required there is the potential for an extension and a loft conversion (subject to planning permission being obtainable). There is ample parking on the driveway. There is no longer vehicular access to the garage, so this provides very useful storage. The garden is over 100' in length, so ideal for children to play in and summer barbeques.

Hitchin often features as one of the best places to live in the UK and boasts a comprehensive range of shopping and recreational facilities, a traditional market and an abundance of restaurants, coffee shops and bars. In the immediate area, there are excellent state and private schools, providing for all age ranges, including Hitchin Boys' and Girls' schools, St Ippolyts Primary School, Kingshott and, in nearby Preston, Princess Helena College. The commuter is well served by the Hitchin mainline railway station which is less than 1.5 miles away, providing fast and frequent trains to London Kings Cross, St. Pancras, Cambridge and Peterborough. The A1(M), junction 8, is approximately 3 miles away while airports (Luton 12 miles and Stansted 32 miles) are easily reachable.

GROUND FLOOR

SITTING ROOM 13' x 12'10" (3.96m x 3.91m)

Open fireplace.

DINING ROOM 11'10" x 10'11" (3.61m x 3.33m)

Fireplace.

CONSERVATORY

KITCHEN 15'3" x 6'10" (4.65m x 2.08m)

UTILITY ROOM

SHOWER ROOM 7'7" x 5'8" (2.31m x 1.73m)

BEDROOM FOUR 9'7" x 7'3" (2.92m x 2.21m)

FIRST FLOOR LANDING

BEDROOM ONE 12'11" x 10'7" (3.94m x 3.23m)

BEDROOM TWO 10'11" x 9'9" (3.33m x 2.97m)

BEDROOM THREE 8'6" x 7'8" (2.59m x 2.34m)

BATHROOM

OUTSIDE

REAR GARDEN 110' x 34' (33.53m x 10.36m)

DRIVEWAY PARKING

TENURE

Freehold

EPC

EER: E

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.

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Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

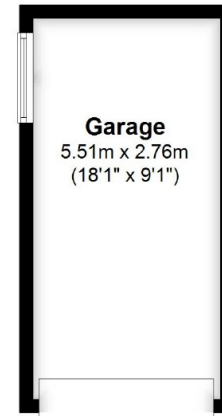
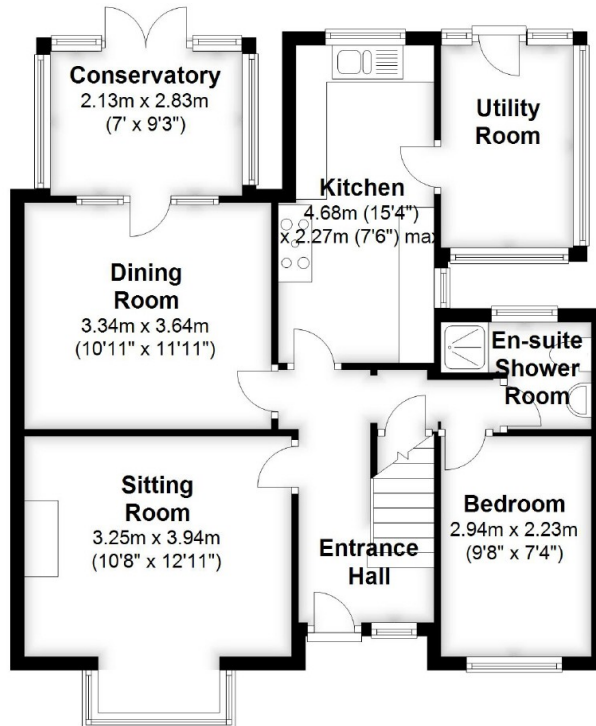






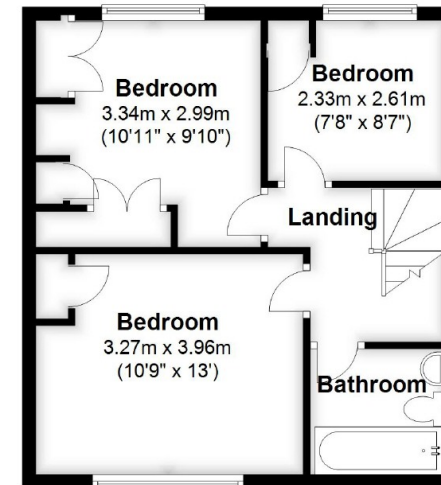
Ground Floor

Approx. 68.3 sq. metres (734.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 108.8 sq. metres (1171.0 sq. feet)

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