



PUTTERILLS

est. 1992

15 Harkness Way, Hitchin, SG4 0QH  
**Offers in excess of £450,000**



## A three bedroom semi-detached home in a popular and sort after area.

A great opportunity to secure an established three bedroom semi-detached home in a popular and sort after area. Offered for sale as a chain free purchase and presented in good order throughout with replacement double glazing and a new gas boiler fitted approximately 5 years ago. The accommodation includes a good size entrance hall, cloakroom, lounge to the front with archway through to the dining room with French doors to the rear garden and a well-appointed kitchen with door to the side. To the first floor there are two very good size double bedrooms and a good size single bedroom with a re-fitted bathroom with corner shower and access to the loft space. Outside offers ample off road parking and lawn to the front with a driveway leading to the side and a garage in the rear garden. The rear garden is a good size with a patio area and the remainder laid to lawn. The ideal family home is located just 0.9 miles from Hitchin Train Station and approximately 1.7 miles from Hitchin market Place.

### COVERED PORCH

### ENTRANCE HALL

Stairs rising to first floor. Window to side. Parquet flooring.

### LOUNGE/DINING ROOM

### LOUNGE 13'1" x 11'8" (3.99m x 3.56m)

Window to front. Archway to dining room.

### DINING AREA 10'8" x 9'8" (3.25m x 2.95m)

French doors and wing windows to rear. Parquet flooring.

### CLOAKROOM

### KITCHEN 8'4" x 8'3" (2.54m x 2.51m)

Window to rear. Range of wall and base units with roll edge work surfaces. Tiled walls. Wall mounted gas fired boiler. Door to side.

### FIRST FLOOR LANDING

Stairs rising to second floor leading to loft space. Window to side.

### BEDROOM ONE 13'1" x 11'8" (3.99m x 3.56m)

Window to front.

### BEDROOM TWO 11'8" x 10'9" (3.56m x 3.28m)

Maximum measurements. Window to rear. Airing cupboard with hot water cylinder tank.

### BEDROOM THREE 8'5" x 8'3" (2.57m x 2.51m)

Window to rear.

### BATHROOM

Window to front. White suite with corner shower, low level wc, vanity unit with wash hand basin. Fully tiled walls.

### SECOND FLOOR LANDING

Access to roof space. Cupboard. Walk in loft space.

### OUTSIDE

### FRONT GARDEN

Mono block drive leading to side and rear garden. Remainder laid to lawn with shrub borders.

### REAR GARDEN

Patio area. Laid to lawn with mature shrub borders. Paved and concrete driveway leading to:

### GARAGE

### TENURE

Freehold

### EPC

EER: D

### VIEWING INFORMATION

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

### 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.

### SANDS FINANCIAL MANAGEMENT

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### MONEY LAUNDERING REGULATIONS

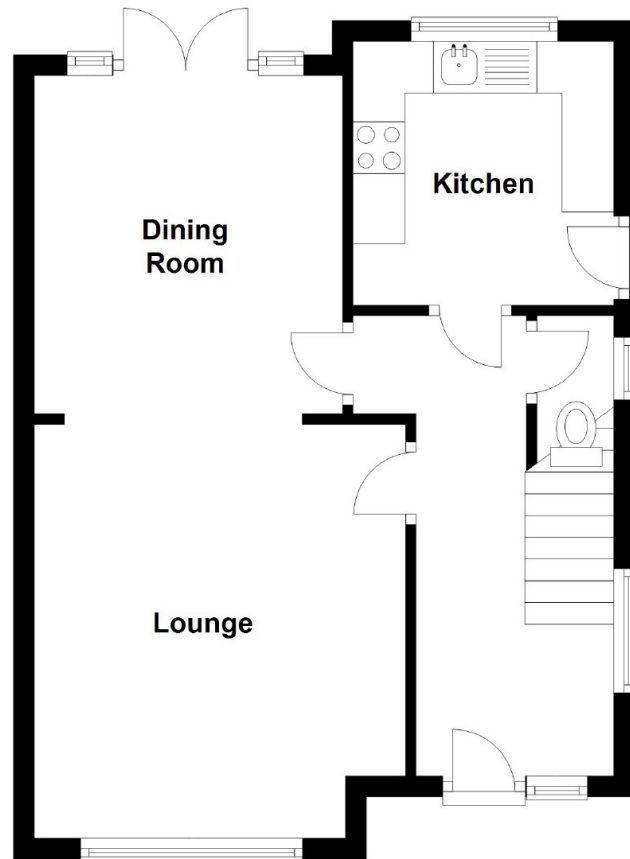
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



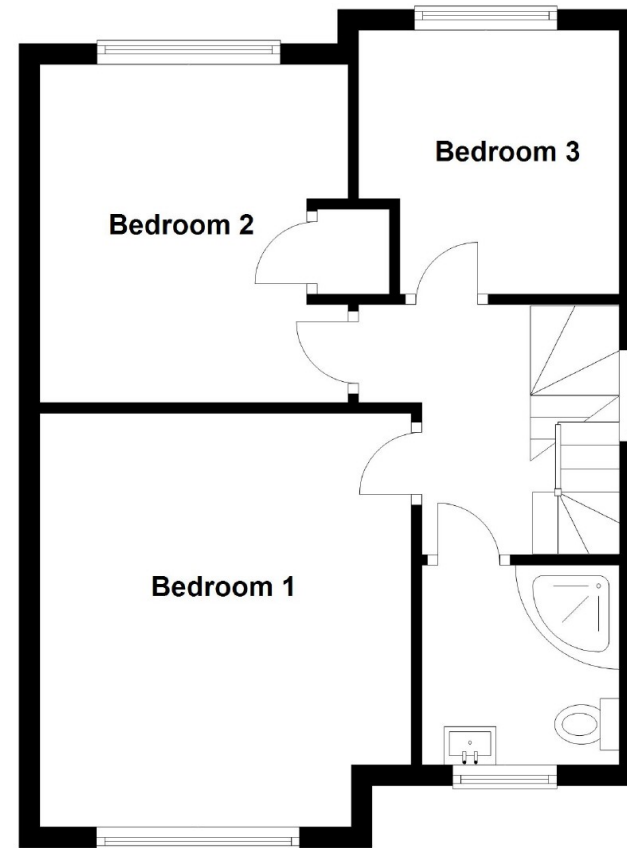




**Ground Floor**



**First Floor**



**P U T T E R I L L S**

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[putterills.co.uk](http://putterills.co.uk) | 01462 632222 | [hitchin@putterills.co.uk](mailto:hitchin@putterills.co.uk)

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