



PUTTERILLS

est. 1992

3 St Marks Close, Hitchin, SG5 1UR

Guide price £650,000

A beautifully presented three bedroom detached house in a breathtaking location overlooking a private lake.

This beautifully presented detached house is located in an idyllic and peaceful location backing onto a lake. The spacious accommodation includes a large sitting room with vaulted ceiling offering views over the lake, open plan dining area and well fitted kitchen. There are three double bedrooms two of which are on the ground floor and the first floor bedroom offers stunning views as well as a large eaves storage space which could potentially be converted into further accommodation if desired (subject to planning permission being obtainable). There is also a modern bathroom suite and small utility area. Parking provided by way of a garage and further parking space. The gardens are low maintenance backing onto the lake giving exceptional views and privacy.

St Marks Close is conveniently located less than three-quarters of a mile from the town centre (Waitrose is even closer) and just over a mile from the mainline railway station. Hitchin is on the London Kings Cross East Coast mainline and the fastest services to Kings Cross take just 30 minutes, to Finsbury Park 25 minutes, to Cambridge 31 minutes and to Peterborough 42 minutes. Junction 8 on the A1(M) is just 4.1 miles away by car.

Hitchin is a very attractive market town in north Hertfordshire and often features as one of the best places to live in the UK. It offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities and places of worship.

ACCOMMODATION

HALLWAY

SITTING ROOM 16' x 13'9" (4.88m x 4.19m)

DINING ROOM 13'8" x 13'4" (4.17m x 4.06m)

KITCHEN 9'10" x 7'6" (3.00m x 2.29m)

UTILITY ROOM

BEDROOM TWO 11'3" x 10'7" (3.43m x 2.72m)

BEDROOM THREE 11'2" x 9' (3.40m x 2.74m)

FAMILY BATHROOM 7'5" x 6'2" (2.26m x 1.88m)

FIRST FLOOR

BEDROOM ONE 15'8" x 13'10" (4.78m x 4.22m)

OUTSIDE

GARAGE

Further parking.

GARDENS

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.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

MONEY LAUNDERING REGULATIONS

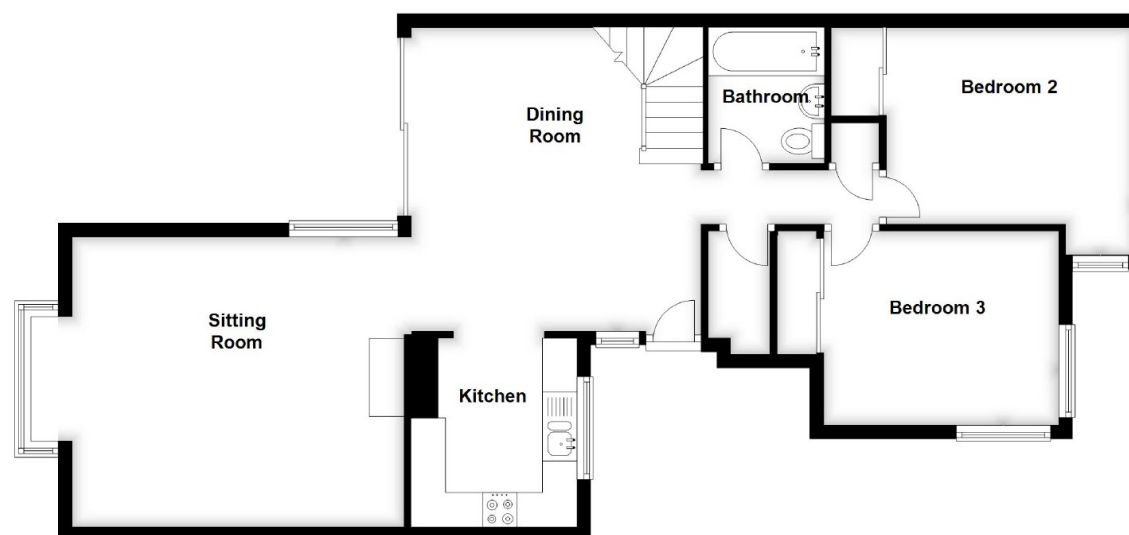
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



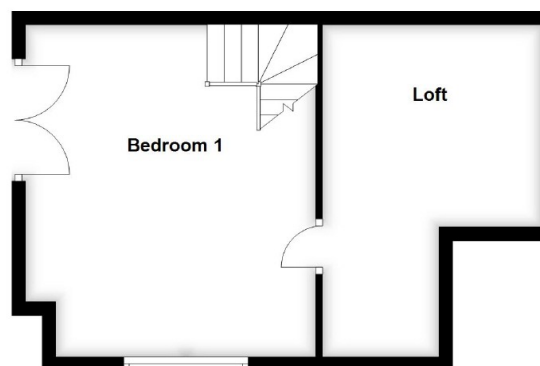




Ground Floor



First Floor



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