



A spacious three bedroom chalet bungalow offering potential to improve and extend, located in the desirable SG4 9 postcode area.

This spacious chalet bungalow offers two reception areas, kitchen, three good size bedrooms and bathroom. This property requires some updating and also offers the potential for extension (subject to planning permission being obtainable). The sunny rear garden benefits from a southerly aspect and measures 102' x 38'. There is a front garden, driveway for up to four vehicles and garage. The property is offered for sale with no forward chain.

Hitchin is on the London Kings Cross East Coast mainline and the fastest services to Kings Cross take just 28 minutes, to Cambridge 33 minutes and to Peterborough 38 minutes. Hitchin often features as one of the best places to live in the UK and offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities and places of worship.

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM 14'1" x 10'10" (4.29m x 3.30m)

Sliding patio door to rear garden.

DINING AREA 13'4" x 8'10" (4.06m x 2.69m)

KITCHEN 11'4" x 7'10" (3.45m x 2.39m)

Fitted with a range of wall and base units with work surfaces over. Inset electric oven and hob with extractor over.

BATHROOM 7'11" x 5'4" (2.41m x 1.63m)

BEDROOM THREE/STUDY 9'8" x 7'4" (2.95m x 2.24m)

FIRST FLOOR LANDING

BEDROOM ONE 14'7" x 11' (4.45m x 3.35m)

BEDROOM TWO 13'3" x 10'4" (4.04m x 3.15m)

Additional loft room which measures approximately 8'6" x 6' plus eave storage. This could easily be converted into an en-suite bathroom. (subject to the necessary consents).

OUTSIDE

FRONT GARDEN

Beautifully landscaped garden with parking area to front and side providing parking for up to four vehicles.

DETACHED SINGLE GARAGE 19'6" x 9'11" (5.94m x 3.02m)

Electric up and over door to larger than average size garage. Side access door to garden. Light and power.

REAR GARDEN 102' x 38' (31.09m x 11.58m)

A well kept garden laid to lawn with shrub borders and patio area and beautiful elevated view. Access to front through side gate.

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.

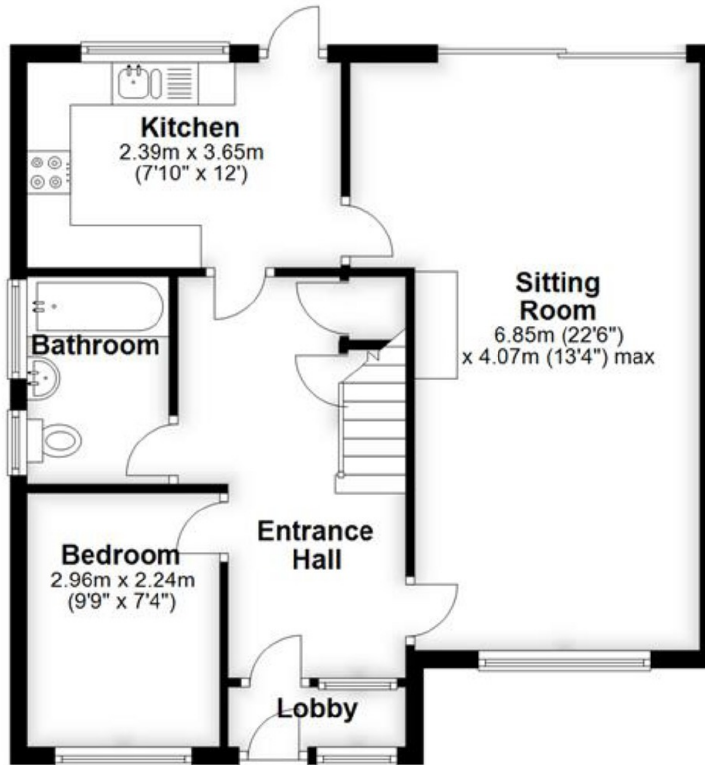






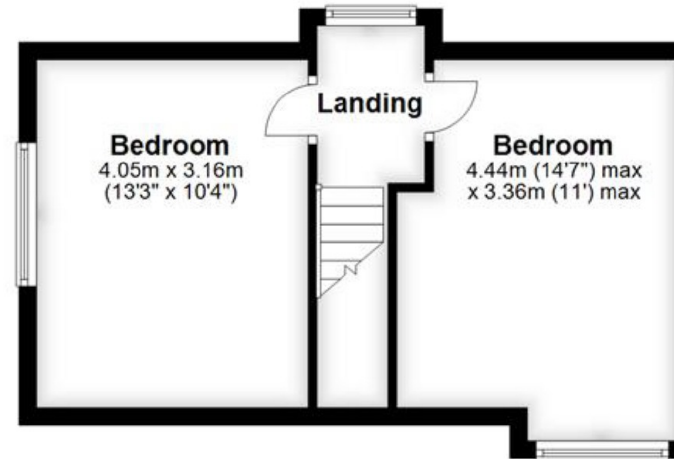
Ground Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 89.8 sq. metres (966.8 sq. feet)



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