



PUTTERILLS

est. 1992

22 St Johns Road, Hitchin, SG4 9JP

Offers over £500,000

A beautifully presented and spacious four bedroom detached home in a superb central location close to the town centre, train station and highly regarded schools.

Chain free! This four bedroom family home is ideally located only a 12 minute walk to the train station, and a leisurely 5 minute stroll to the town centre and highly regarded schools. The property is beautifully presented and laid out for modern family life including an open plan sitting diner kitchen. The kitchen is superbly fitted including integrated appliances which are oven, hob fridge/freezer, dishwasher and washing machine. Playroom/bedroom five has a jack and jill shower room arrangement giving the best of both worlds having an en-suite and cloakroom. To the first floor there are four good size bedrooms, three of which have fitted furniture and one with under bed storage facility. The bathroom is fitted in a modern white suite. Externally there is a low maintenance garden providing a good degree of privacy there is a side garden that may lend itself to a side extension (subject to planning permission being obtainable) and to the front there is a driveway providing parking for two/three cars.

Hitchin is on the London Kings Cross east coast mainline and the fastest service to London Kings Cross takes just 28 minutes, to Cambridge takes 33 minutes and 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, pubs, restaurants, leisure facilities and places of worship.

ENTRANCE PORCH

**SITTING/DINING ROOM 25'11" x 11'8"max
(7.90m x 3.56m)**

Narrowing to 8'11"

**PLAYROOM/BEDROOM FIVE 11'4" x
7'11" (3.45m x 2.41m)**

**SHOWER ROOM 6'9" x 5'3" (2.06m x
1.60m)**

KITCHEN 11'1" x 7'11" (3.38m x 2.41m)

FIRST FLOOR

**BEDROOM ONE 11'5" x 11'4" (3.48m x
3.45m)**

**BEDROOM TWO 10'2" x 8' (3.10m x
2.44m)**

**BEDROOM THREE 9'11" x 8' (3.02m x
2.44m)**

**BEDROOM FOUR 11'5" x 6'7" (3.48m x
2.01m)**

BATHROOM 6' x 5'7" (1.83m x 1.70m)

GARDEN

DRIVEWAY

TENURE

EPC

EER: D

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

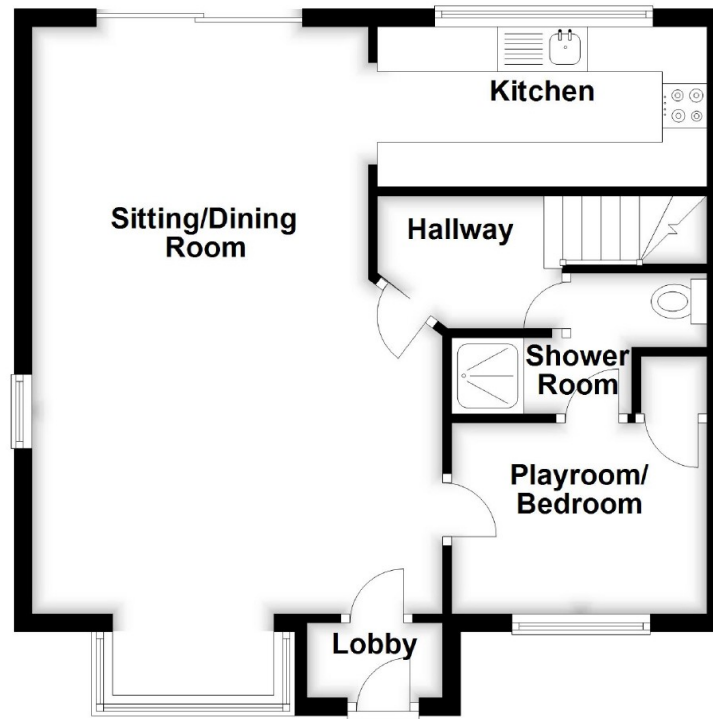
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



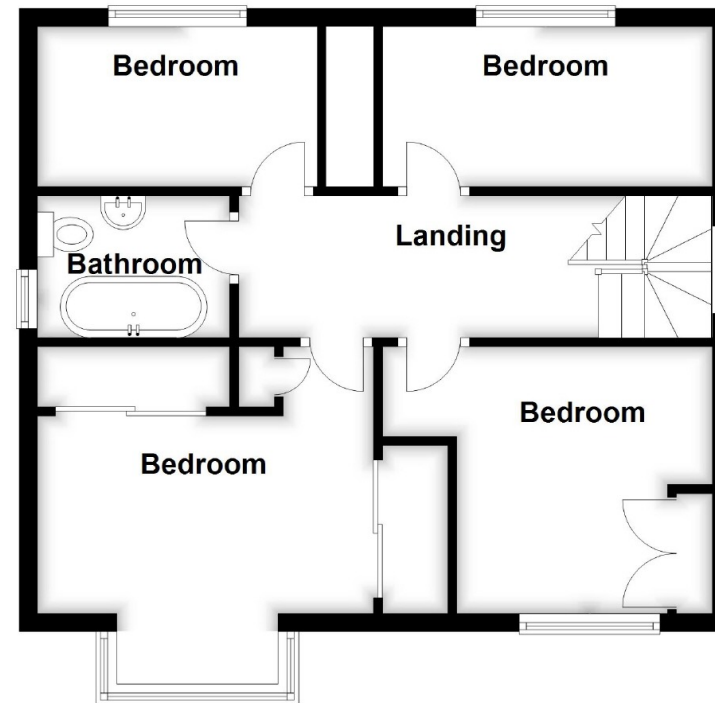




Ground Floor



First Floor



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