



PUTTERILLS

est. 1992

28 Nursery Hill, St Andrews Place, Hitchin, SG4 9GD  
**£600,000**



**An extended and beautifully presented four bedroom semi detached house in a superb location on a private road in the heart of the town.**

This beautiful property has been greatly improved in recent times and the extensive accommodation includes a generous size sitting room, stunning kitchen/diner with bi-folding doors onto the garden, master bedroom with en-suite, three further bedrooms and a family bathroom. Externally the property offers generous size garden and off road parking.

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, schools, pubs, restaurants, leisure facilities and places of worship.

## **GROUND FLOOR**

### **ENTRANCE HALL**

**BEDROOM TWO 13'10" x 9' (4.22m x 2.74m)**

**EN-SUITE 6'10" x 5'1" (2.08m x 1.55m)**

**BEDROOM THREE 12'9" x 10'2" (3.89m x 3.10m)**

### **FIRST FLOOR**

**SITTING ROOM 15'4" x 15'2" narrowing to 11'1" (4.67m x 4.62m)**

**KITCHEN/DINING ROOM 21'2" x 15'2" (6.45m x 4.62m)**

## **SECOND FLOOR**

**BEDROOM ONE 11'1" x 10'2" (3.38m x 3.10m)**

**EN-SUITE 9' x 3'1" (2.74m x 0.94m)**

**BEDROOM FOUR 9'2" x 8'3" (2.79m x 2.51m)**

## **OUTSIDE**

### **OFF ROAD PARKING**

### **GARDEN**

### **TENURE**

### **EPC**

### **FLOORPLAN AND BROCHURE DISCLAIMER**

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

## **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.







