



PUTTERILLS

est. 1992

9 Luton Road, Offley, Hitchin, SG5 3DJ
Guide price £640,000

A substantial and beautifully presented five bedroom detached residence, in a desirable position on the edge of this sought after village.

This lovely property was built by a local builder JJ Kelly to an extremely high specification which includes under floor heating to the ground floor, air source heat pump and quality fitted kitchen with granite work tops. The beautifully presented accommodation includes entrance hall with cloakroom off, large open plan living area, kitchen/dining room, master bedroom with en-suite shower room, four further bedrooms and family bathroom. Private rear garden and off road parking is facilitated by a garage and driveway.

Great Offley is a historic North Hertfordshire village situated approximately 3.5 miles south west of Hitchin surrounded by wonderful open countryside, yet conveniently located within easy access to the A505, which facilitates access to the M1, London and the North. Great Offley has assorted local amenities, including two public houses, a post office and a general store. Mainline stations at Hitchin and Luton Parkway provide regular services, from 30 minutes, into Kings Cross and The City. Adjacent to Kings Cross station is St Pancras International.

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 24' x 18'3" (7.32m x 5.56m)

KITCHEN/DINING ROOM 18' x 10'3" (5.49m x 3.12m)

UTILITY 6'1" x 5'8" (1.85m x 1.73m)

FIRST FLOOR

BEDROOM ONE 13'3" x 9'9" (4.04m x 2.97m)

EN-SUITE

BEDROOM TWO 10'3" x 10' (3.12m x 3.05m)

BEDROOM THREE 10'3" x 7'5" (3.12m x 2.26m)

FAMILY BATHROOM 11' x 6'5" (3.35m x 1.96m)

SECOND FLOOR

BEDROOM FOUR 12' x 11'5" (3.66m x 3.48m)

BEDROOM FIVE 11'6" x 9'11" (3.51m x 3.02m)

EXTERNALLY

GARDEN

GARAGE

With electric door.

TENURE

FREEHOLD

EPC

EER: TBC

**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.





