



PUTTERILLS

est. 1992

18A Cranborne Avenue, Hitchin, SG5 2BS

Offers in excess of £775,000

An extended and substantial five bedroom detached residence with a delightful garden measuring 85' x 40' in a desirable position on the West side of town.

The current owner has resided in the property for approximately 36 years. During this time the property has benefitted from a substantial extension giving a superb family home. The spacious accommodation includes: two large reception rooms, fitted kitchen and generous utility room and a cloakroom. To the first floor there are five double bedrooms, family bathroom with an additional wc. There is ample off road parking on the driveway which leads to the garage and the delightful rear garden which measures approximately 85' x 40'.

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 HALL

CLOAKROOM 7'9" x 3'10" (2.36m x 1.17m)

SITTING ROOM 17'11" x 11'10" (5.46m x 3.61m)

DINING ROOM 11'10" x 11'10" (3.61m x 3.61m)

KITCHEN 11'10" x 11'9" (3.61m x 3.58m)

UTILITY ROOM 11'4" x 10'10" (3.45m x 3.30m)

FIRST FLOOR

BEDROOM ONE 11'10" x 11'10" (3.61m x 3.61m)

Fitted with a range of wardrobes and cupboards.

BEDROOM TWO 11'10" x 11'10" (3.61m x 3.61m)

BEDROOM THREE 11'4" x 10'11" (3.45m x 3.33m)

BEDROOM FOUR 11'10" x 8'9" (3.61m x 2.67m)

BEDROOM FIVE 11'10" x 8' (3.61m x 2.44m)

BATHROOM 9'4" x 7'1" (2.84m x 2.16m)

WC 7'10" x 3'9" (2.39m x 1.14m)

EXTERNALLY

DRIVEWAY

GARAGE 18'6" x 10'11" (5.64m x 3.33m)

GARDEN 85' x 40' (25.91m x 12.19m)

Width measurement taken adjacent to the rear of the house.

TENURE

EPC

EER: D

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.

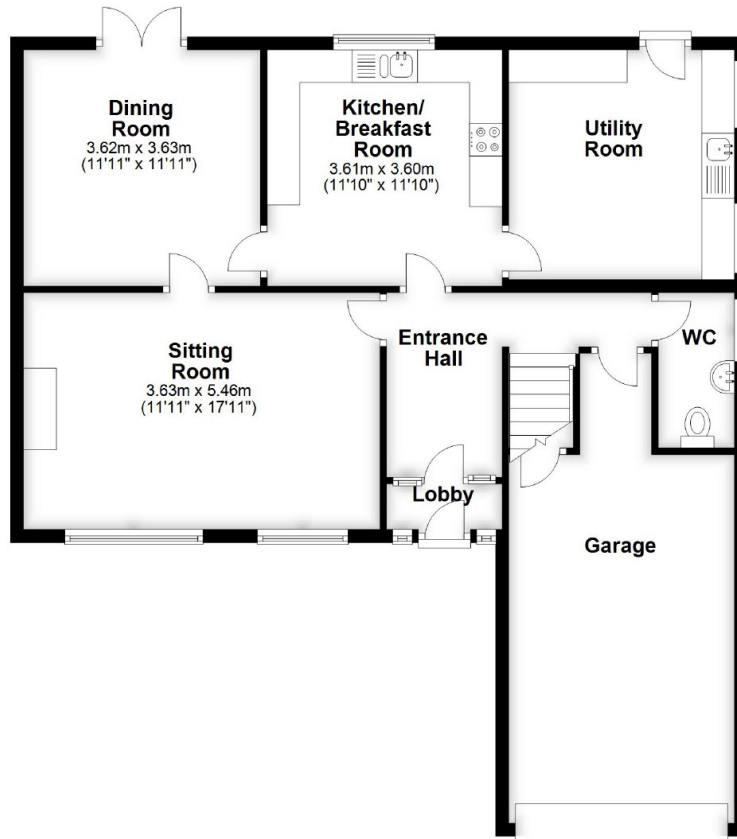






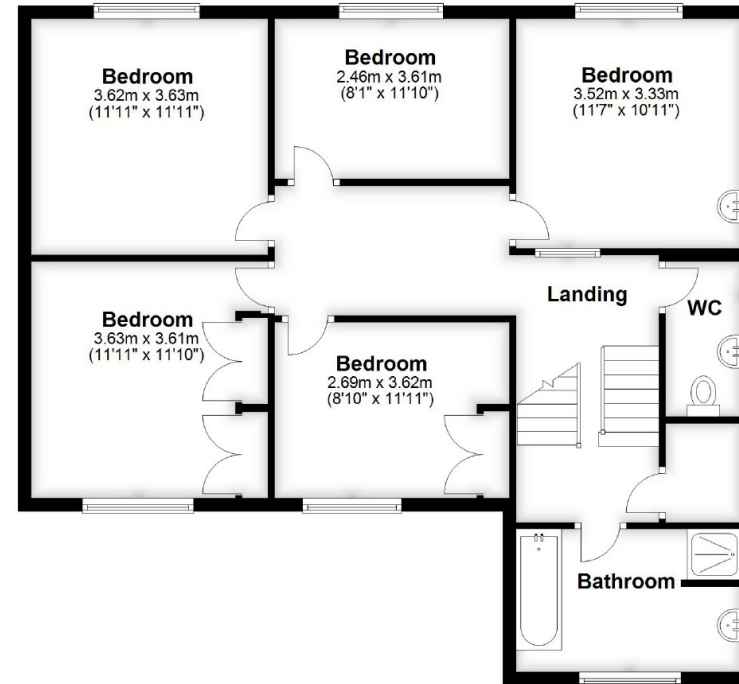
Ground Floor

Approx. 95.2 sq. metres (1024.3 sq. feet)



First Floor

Approx. 88.6 sq. metres (953.6 sq. feet)



Total area: approx. 183.7 sq. metres (1977.9 sq. feet)



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