



A spacious three bedroom Victorian semi detached property benefitting from a garage and driveway ideally located for the train station and town centre amenities.

This delightful Victorian home offers some charming character features including fireplaces, bay window and timber floors. The spacious accommodation includes two generous size reception rooms and kitchen/dining room. To the first floor there are two double bedrooms and a family bathroom and to the second floor there is a large bedroom. Externally there is a driveway and a garage and a rear garden with a westerly aspect measuring 90' x 21'. The house is superbly located to benefit from the town centre amenities and easy access to the train station.

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.

ENTRANCE HALL

SITTING ROOM 13'1" x 10'11"max
(3.99m x 3.33m)

FAMILY ROOM 11'11" x 11'5" (3.63m x 3.48m)

KITCHEN/DINING ROOM 17'8" x 9'1"
(5.38m x 2.77m)

FIRST FLOOR

BEDROOM ONE 14'3" x 10'11"
(4.34m x 3.33m)

BEDROOM TWO 11'11" x 8'8" (3.63m x 2.64m)

BATHROOM 8'11" x 8'10" (2.72m x 2.69m)

SECOND FLOOR

BEDROOM THREE 14'2" x 10'7"
(4.32m x 3.23m)

EXTERNALLY

DRIVEWAY

GARAGE 18'9" x 9' (5.72m x 2.74m)

GARDEN 90' x 21' (27.43m x 6.40m)

Measured from the rear of the property.

TENURE

EPC

EER

**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**

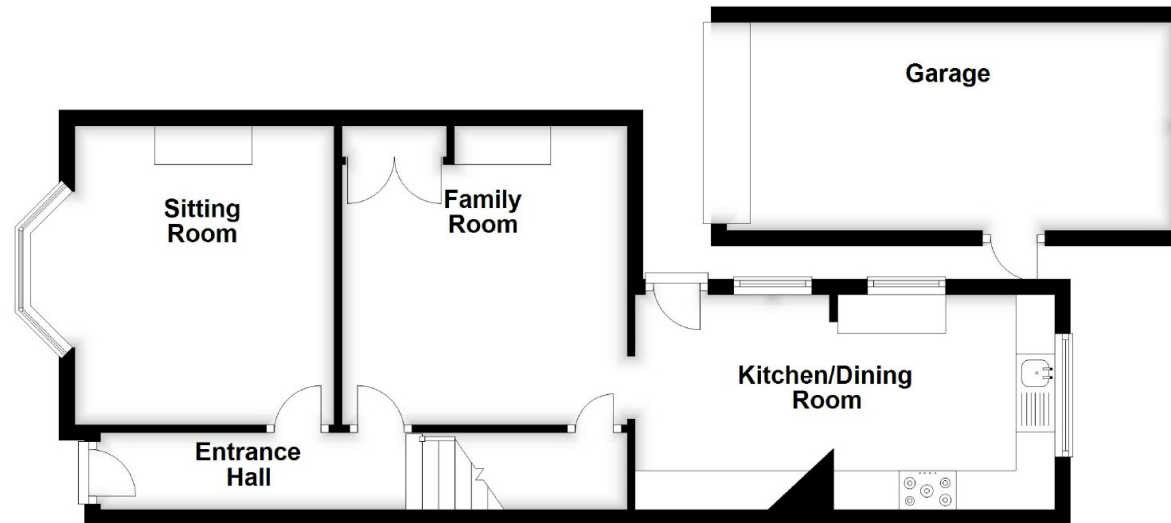
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



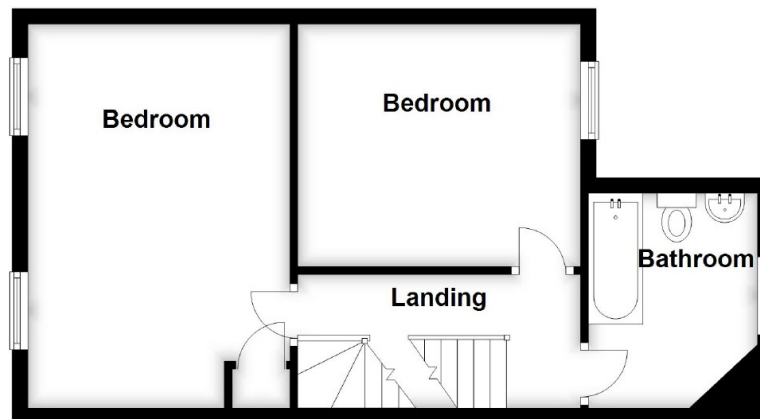




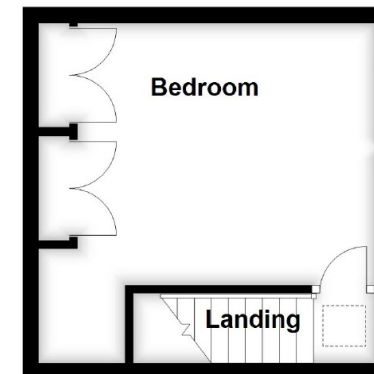
Ground Floor



First Floor



Second Floor



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