



**A greatly improved three bedroom detached house offering potential to extend, sitting in a delightful corner plot and benefitting from garaging for two cars and a driveway.**

This lovely home has been in the family since it was bought brand new in 1970. The property has recently undergone a programme of improvements including re-wiring, re-fitted kitchen and re-decoration throughout. The property sits in a large corner plot offering potential for extension (subject to planning permission being obtainable) and benefits from garaging for two cars as well as two driveways. The property is offered for sale with no forward chain so a quick completion is possible.

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**

#### **CLOAKROOM**

**SITTING ROOM 17'7" x 13'11"**  
(5.36m x 4.24m)

**KITCHEN 10'4" x 6'10" (3.15m x 2.08m)**

#### **FIRST FLOOR**

**BEDROOM ONE 13'7" x 10'1" (4.14m x 3.07m)**

**BEDROOM TWO 12' x 10'10" max (3.66m x 3.30m max)**

**BEDROOM THREE 10'8" x 7'4" (3.25m x 2.24m)**

#### **FAMILY BATHROOM**

#### **EXTERNALLY**

#### **DRIVEWAY**

**GARAGE ONE 16' x 9'3" (4.88m x 2.82m)**

**GARAGE TWO 21'4" x 8'9" (6.50m x 2.67m)**

#### **GARDENS**

#### **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.







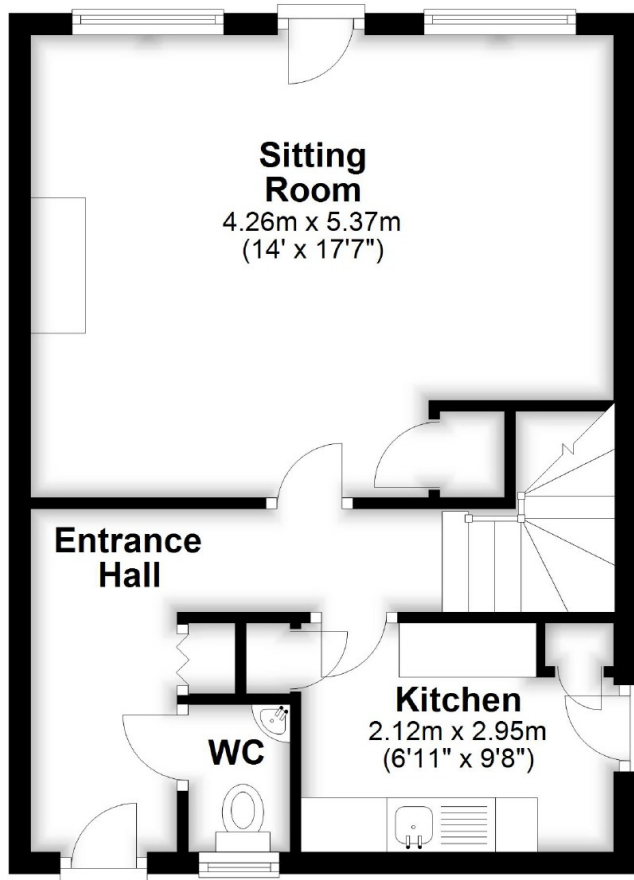






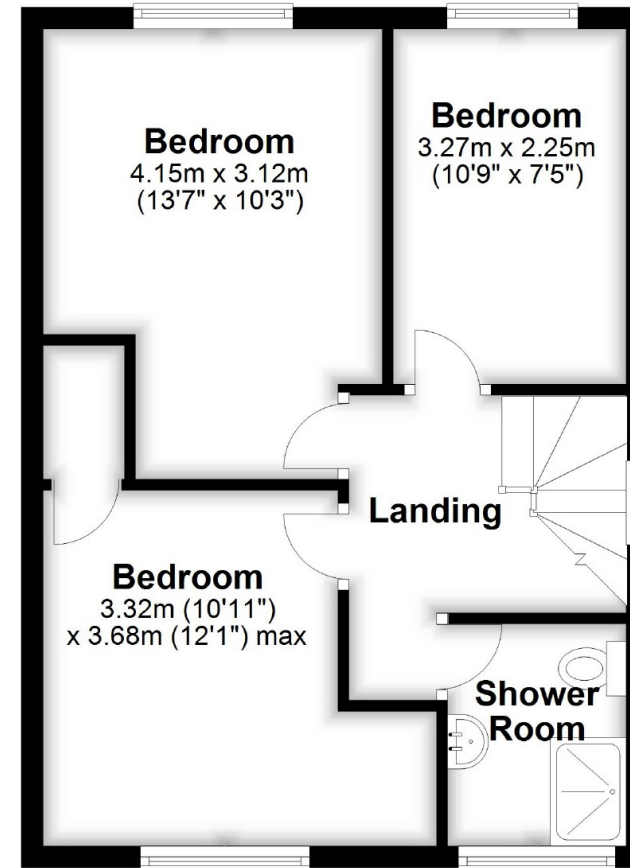
## Ground Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 81.4 sq. metres (875.8 sq. feet)



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EST. 1992

[putterills.co.uk](http://putterills.co.uk) | 01462 632222 | [hitchin@putterills.co.uk](mailto:hitchin@putterills.co.uk)

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