



An extended and beautifully presented two/three bedroom chalet bungalow situated in a cul-de-sac within the SG4 9 postcode district.

The current owners have resided in the property for approximately five years and have improved the property during this period including mostly UPVC double glazed windows, block paved driveway, upgraded kitchen with underfloor heating, new doors and decor. The beautifully presented spacious accommodation includes entrance hall, large kitchen/dining room leading onto the rear garden, generous size sitting room, two bedrooms on the ground floor and a master bedroom with an en-suite to the first floor. The property is currently configured as a two bedroom property with an extra reception room demonstrating the flexibility of accommodation on offer. Externally the garden offers a good degree of privacy. There is a block paved driveway offering off road parking for a number of cars leading to a detached garage. This lovely property warrants an internal inspection at your earliest convenience.

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

KITCHEN/DINING ROOM 18'3" x 8'10" (5.56m x 2.69m)

SITTING ROOM 21'3" X 9' (6.48m X 2.74m)

RECEPTION/BEDROOM TWO 13'5" x 10'2" (4.09m x 3.10m)

BEDROOM THREE 11'5" x 8'10" (3.48m x 2.69m)

BATHROOM 6'2" x 5'6" (1.88m x 1.68m)

FIRST FLOOR

BEDROOM ONE 12'10" x 10' (3.91m x 3.05m)

EN-SUITE 7'1" x 5'3" (2.16m x 1.60m)

EXTERNALLY

DRIVEWAY

GARAGE 17'4" x 8'2" (5.28m x 2.49m)

GARDEN

TENURE
FREEHOLD

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**

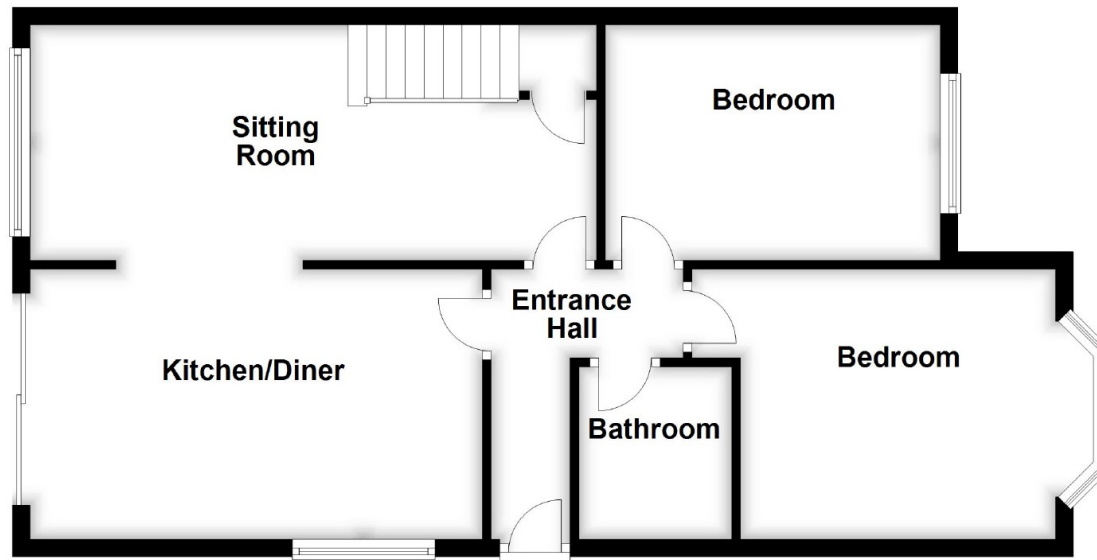
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



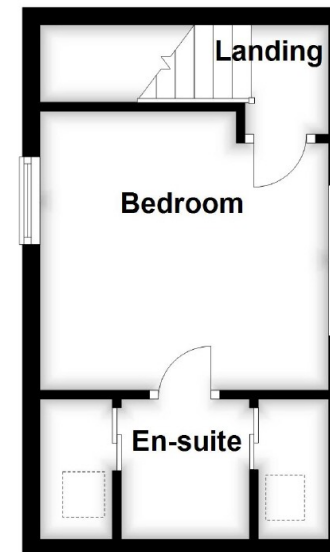




Ground Floor



First Floor



P U T T E R I L L S

est. 1992

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