



PUTTERILLS

est. 1992

13 Hillfield Avenue, Hitchin, SG4 0AJ

Offers in excess of £450,000

An extended and recently renovated 1930's semi-detached house, presented in beautiful condition.

OPEN HOUSE SATURDAY 26TH OCTOBER 2019. PLEASE CALL TO BOOK AN APPOINTMENT. This 1930's semi detached home has been renovated to an extremely high standard by the current owners. The renovation has included re-wiring, re-plumbing, new combi boiler, Hive controlled central heating, re-fitted bathroom, recently fitted carpets to stairs and first floor, and a large extension. The accommodation comprises entrance hall leading to a bay fronted sitting room, a stunning open plan kitchen/dining room with doors onto the landscaped garden. To the first floor there are three bedrooms and a re-fitted family bathroom offering a four piece suite with roll top bath and separate shower. Externally the property offers a driveway providing off road parking and a landscaped rear garden measuring 74' x 25'.

The property is a 0.8 miles walk from the train station and 1.2 miles from the town centre. 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 11'4" x 6' (3.45m x 1.83m)

SITTING ROOM 12'6" x 11'4" (3.81m x 3.45m)

KITCHEN/DINING ROOM 18'9" x 17'3" max (5.72m x 5.26m max)

FIRST FLOOR

BEDROOM ONE 12'6" x 11'4" (3.81m x 3.45m)

BEDROOM TWO 12'3" x 8'4" (3.73m x 2.54m)

BEDROOM THREE 6'4" x 6'1" (1.93m x 1.85m)

BATHROOM 8'8" x 6'10" (2.64m x 2.08m)

EXTERNALLY

DRIVEWAY

LANDSCAPED GARDENS 74' x 25' (22.56m x 7.62m)

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.



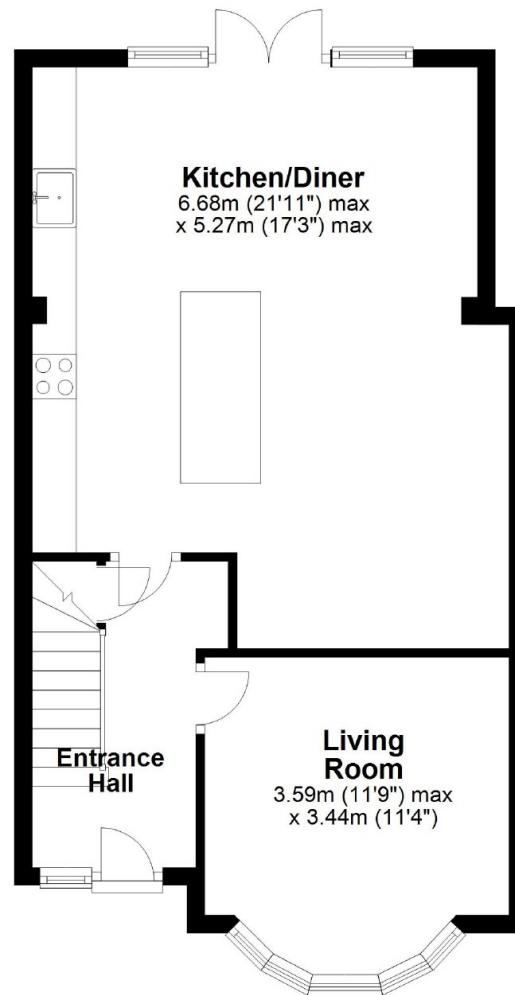






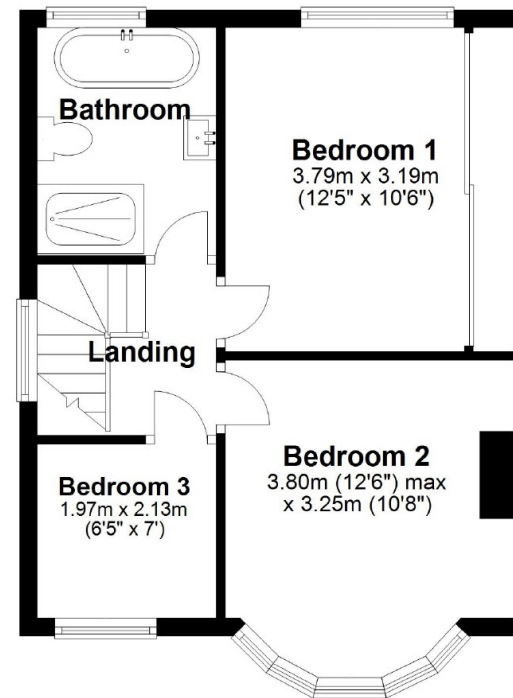
Ground Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 89.8 sq. metres (966.6 sq. feet)



PUTTERILLS

EST. 1992

putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.