





## A substantial five bedroom detached house in an exclusive cul de sac on the west side of Hitchin.

Located at the end of this peaceful cul de sac is this substantial five bedroom detached house, which is beautifully presented throughout. The substantial accommodation comprises an impressive reception hallway with cloakroom off, three reception rooms, a spacious split level kitchen, breakfast room and utility room. To the first floor there are five generous double bedrooms, two with en-suites and family bathroom. The property sits in a delightful landscaped garden with superb views. The rear garden benefits from a westerly aspect. There is ample parking on the driveway and a double garage.

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.

### RECEPTION HALL

### CLOAKROOM

SITTING ROOM 19'10" max x 18'7" (6.05m x 5.66m)

DINING ROOM 13'10" x 11'8" (4.22m x 3.56m)

OFFICE 12'5" max x 9'7" (3.78m x 2.92m)

KITCHEN/BREAKFAST ROOM 22'11" x 14'2" (6.99m x 4.32m)

UTILITY 9'2" x 8'10" (2.79m x 2.69m)

### FIRST FLOOR

BEDROOM ONE 17'1" x 16'7" (5.21m x 5.05m)

### EN-SUITE BATHROOM

BEDROOM TWO 19'3" max x 14'4" (5.87m max x 4.37m)

### EN-SUITE SHOWER ROOM

BEDROOM THREE 12'4" x 10'4" (3.76m x 3.15m)

BEDROOM FOUR 10'3" x 9'10" (3.12m x 3.00m)

BEDROOM FIVE 10'2" x 9'11" (3.10m x 3.02m)

BATHROOM 10'11" x 6'3" (3.33m x 1.91m)

### EXTERNALLY

### DRIVEWAY

### GARDENS

GARAGE 19'9" x 19'7" (6.02m x 5.97m)

### 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. 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.

### SANDS FINANCIAL MANAGEMENT

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### 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.





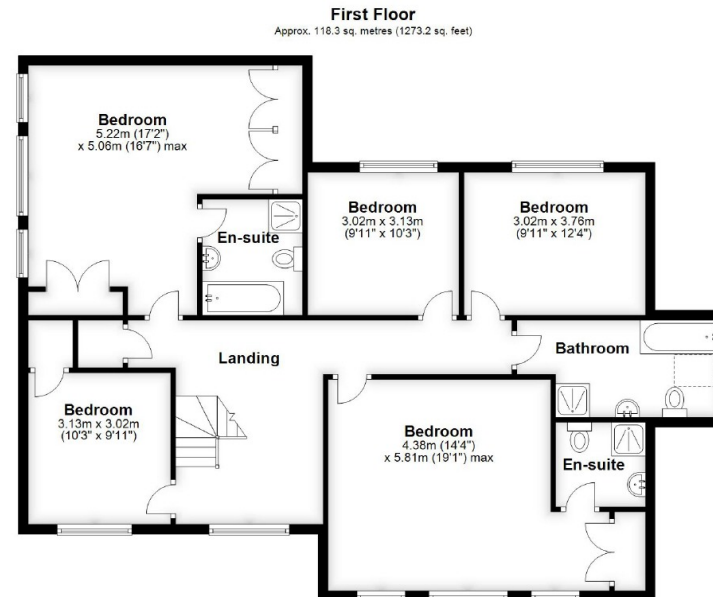
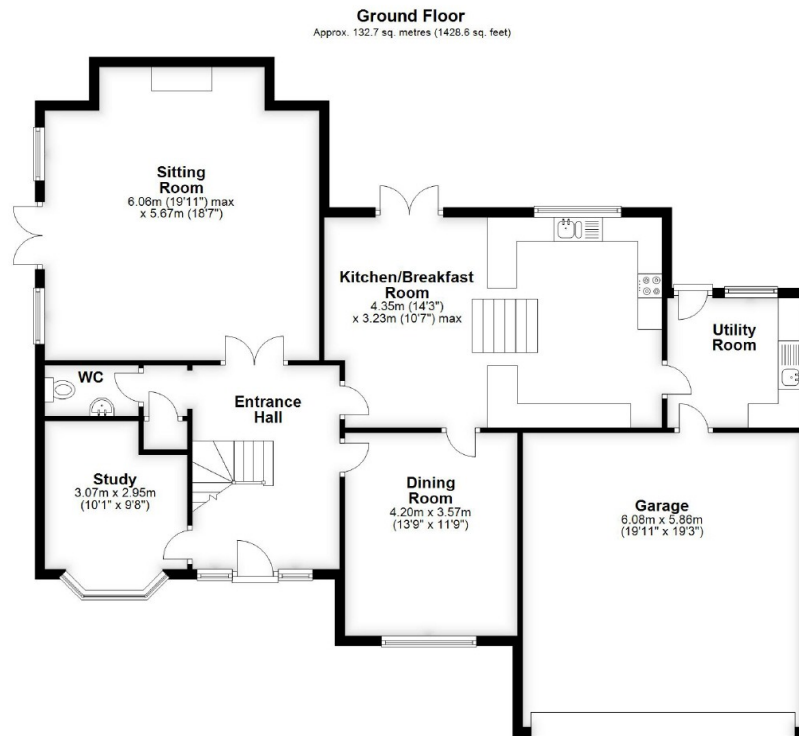












Total area: approx. 251.0 sq. metres (2701.7 sq. feet)