



Three bedroom Semi-detached home in a cul-de-sac location.

A well-presented and updated three bedroom semi detached home in a popular residential area to the north side of the town centre, which allows good access to the town and local shops schools and the train station. Accommodation benefits from a lounge and separate dining room divided by folding doors which can open up into one open plan room. The kitchen has been refitted creating a light & airy room. On the first floor there are two double bedrooms and a good size single bedroom with a re-fitted bathroom. Outside there is a block paved driveway providing off road parking, leading to a garage and a low maintenance front garden laid with gravel & shrubs. The rear garden is very well kept with a patio area & lawn and offers a private space which is fenced with wooden panels and concrete posts.

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 PORCH

ENTRANCE HALL 5'3" x 3'2" (1.60m x 0.97m)

SITTING ROOM 13'7" x 11'3" max (4.14m x 3.44m max)

DINING ROOM 10'10" x 9'6" (3.30m x 2.90m)

CONSERVATORY 12' x 7'8" (3.66m x 2.34m)

KITCHEN 10'11" x 7'2" (3.33m x 2.18m)

FIRST FLOOR LANDING

BEDROOM ONE 12'8" x 9'6" (3.86m x 2.90m)

BEDROOM TWO 11'6" x 8'11" (3.51m x 2.72m)

BEDROOM THREE 9'6" x 6'6" (2.90m x 1.98m)

BATHROOM 7'5" x 6'3" (2.26m x 1.91m)

EXTERNALLY

FRONT GARDEN

REAR GARDEN

SINGLE GARAGE AND DRIVEWAY

TENURE

Freehold

EPC

EER: D

FLOORPLAN AND BROCHURE DISCALIMER

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

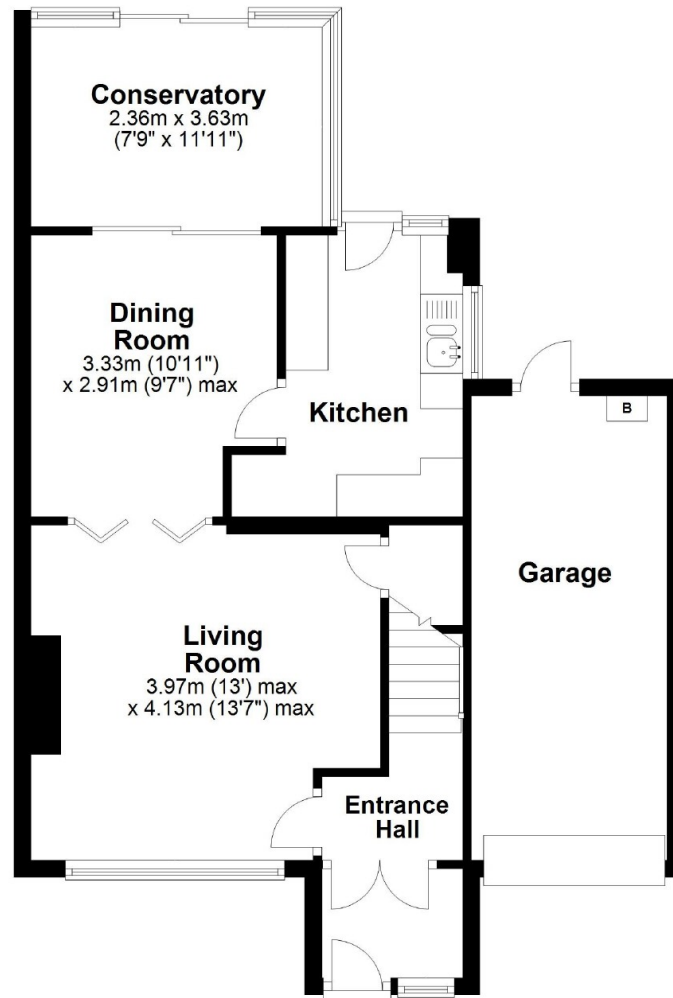
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





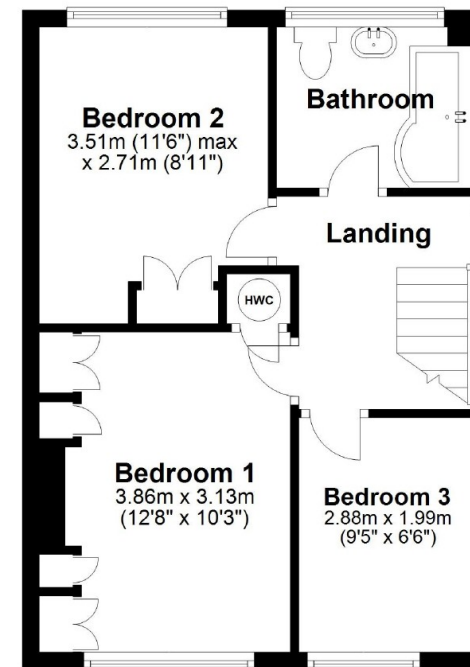
Ground Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 88.3 sq. metres (950.5 sq. feet)



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