PUTTERILLS

est. 1992

Upper Tilehouse Street, Hitchin, SG5 2EF

Guide price £680,000

An extended and spacious 1920's five bedroom detached residence on the desirable west side of town.

This attractive detached property was built in the 1920's and benefits from later extensions. The property offers character associated with this period including open fireplaces, picture rails and timber floors, which seamlessly blend with more modern amenities. The substantial accommodation includes an entrance hall with shower/cloakroom off, two formal reception rooms, stunning open plan kitchen/dining room with utility and two ground floor bedrooms which could also be used as a playroom and/or office. To the first floor there are three bedrooms and a family bathroom. Externally there is a driveway providing off road parking for 5 vehicles, and an electric car charge point. To the rear, a generous size garden containing apple, fig and olive tress, flower and vegetable beds.

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

SHOWER/CLOAKROOM

LIVING ROOM 12'10" x 12'7" (3.91m x 3.84m)

SITTING ROOM 13' x 11'10" (3.96m x 3.61m)

KITCHEN/DINING ROOM 19'4" x 13'8" (5.89m x 4.17m)

UTILITY ROOM

LOBBY

BEDROOM FOUR 16'1" x 7'10" (4.90m x 2.39m)

BEDROOM FIVE 15'9" x 8'3" (4.80m x 2.51m)

FIRST FLOOR

BEDROOM ONE 13'1" x 13'1" (3.99m x 3.99m)

BEDROOM TWO 13' x 12' (3.96m x 3.66m)

BEDROOM THREE 8'1" x 6' (2.46m x 1.83m)

BATHROOM

OUTSIDE

DRIVEWAY

GARDEN

TENURE
Freehold

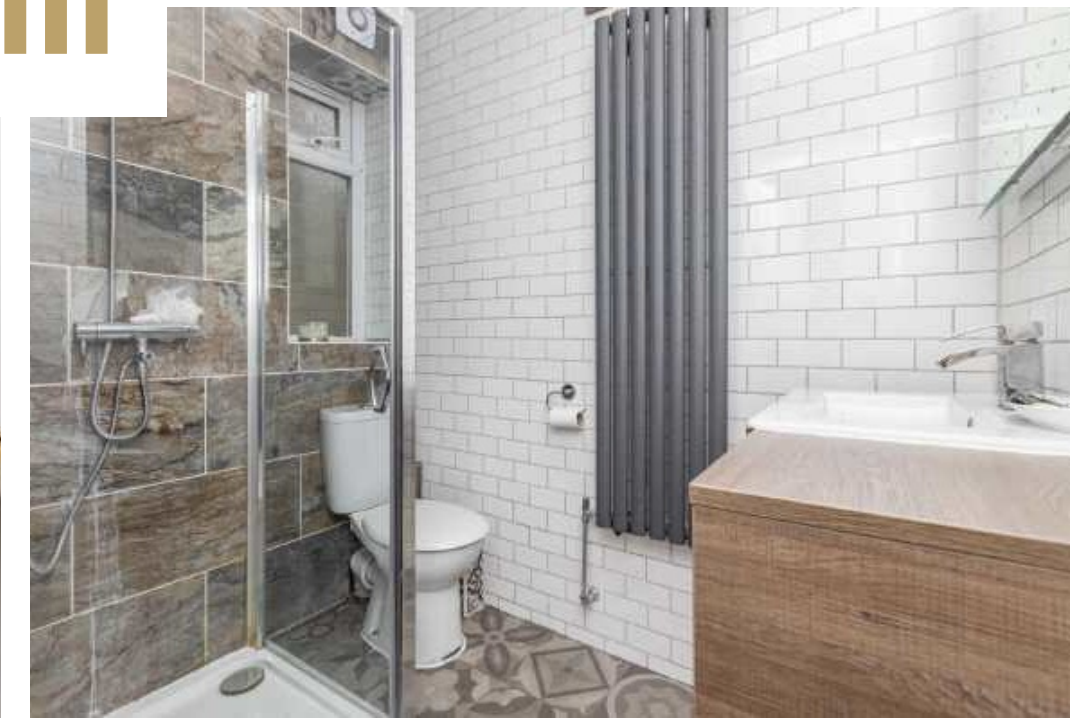
EPC
EER: D

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.

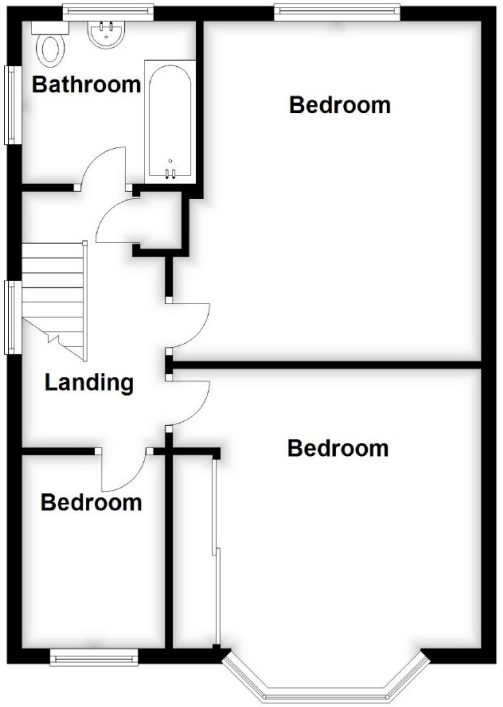
MONEY LAUNDERING REGULATIONS
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



BATHS

Ground Floor

First Floor



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