



An impressive five bedroom detached residence, located in an exclusive private development.

A superbly presented and improved five double bedroom property ideal for modern family life. The spacious accommodation comprises an impressive entrance hall with cloakroom off, two fabulous reception rooms with sitting room to the rear, benefitting from a welcoming inglenook fireplace, a re-fitted kitchen with bi-fold doors opening onto the garden, bootroom and utility room. To the first floor there is a spacious landing with study off, master bedroom with en-suite and dressing room, the second and third bedrooms benefitting from a Jack & Jill bathroom, two further double bedrooms and family bathroom. The property sits at the end of this peaceful cul-de-sac and offers ample off road parking with a double garage to the front. The rear garden has been landscaped and offers a good degree of privacy.

Hitchin town centre provides a comprehensive range of shopping and recreational facilities, including nearby Waitrose. There are excellent state and private schools in the area including, Hitchin Boy's and Girl's schools, Kingshott Preparatory School and Princess Helena College in Preston. The A1(M) junction 8 is about 4 miles away and the M25 junction 23, about 23 miles. The mainline station is about 1.3 miles away and provides fast and frequent trains serving London Kings Cross. Luton Airport is some 9 miles away.

ACCOMMODATION

RECEPTION HALL

CLOAKROOM

LIVING ROOM 18' x 17'5" (5.49m x 5.31m)

FAMILY ROOM 14'6" x 9'8" (4.42m x 2.95m)

KITCHEN/DINING ROOM 23'3" x 13'1"max (7.09m x 3.99m)

BOOTROOM

UTILITY ROOM

FIRST FLOOR

GALLERIED LANDING

STUDY 14'10" X 5'10" (4.52m X 1.78m)

MASTER BEDROOM 17'6" x 12'6" (5.33m x 3.81m)

WALK IN WARDROBE 7'4" x 6' (2.24m x 1.83m)

EN-SUITE BATHROOM 7'2" x 6'1" (2.18m x 1.85m)

BEDROOM TWO 13'11" x 10'1" (4.24m x 3.07m)

JACK & JILL EN-SUITE BATHROOM 9'10" x 5' (3.00m x 1.52m)

BEDROOM THREE 11'7" x 9'11" (3.53m x 3.02m)

BEDROOM FOUR 12'9" x 9'7" (3.89m x 2.92m)

BEDROOM FIVE 10'4" x 10'4" (3.15m x 3.15m)

BATHROOM 9'10" x 5'10" (3.00m x 1.78m)

EXTERNALLY

GARDENS

DOUBLE GARAGE 19'1" x 17'7" (5.82m x 5.36m)

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

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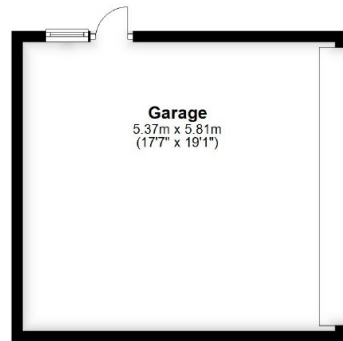






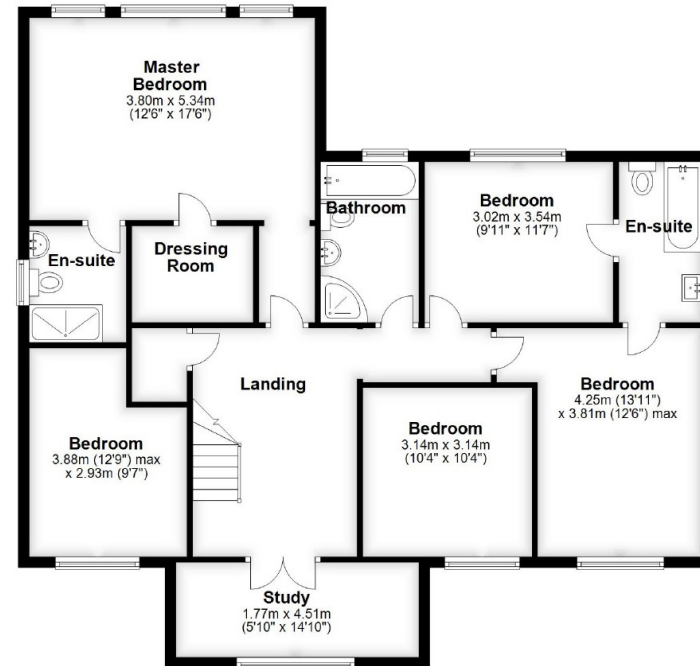
Ground Floor

Approx. 145.9 sq. metres (1570.8 sq. feet)



First Floor

Approx. 115.0 sq. metres (1237.4 sq. feet)



Total area: approx. 260.9 sq. metres (2808.2 sq. feet)



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