



**A greatly improved and beautifully presented three bedroom semi-detached bungalow in a desirable location.**

The property has been greatly improved by the current owner to provide beautifully presented and versatile accommodation which includes entrance porch, entrance hall, sitting room, kitchen, dining room/bedroom three, two bedrooms and a wet room. Externally the property offers a generous rear garden, driveway providing off road parking and a large garage with an electrically roller operated door.

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.

**ACCOMMODATION**

**ENTRANCE HALL**

**SITTING ROOM 19'1" x 12'3" (5.82m x 3.73m)**

**KITCHEN 14'1" x 10'4" (4.29m x 3.15m)**

**DINING ROOM/BEDROOM THREE 9'9" x 9' (2.97m x 2.74m)**

**CONSERVATORY 11'9" x 9'2" (3.58m x 2.79m)**

**BEDROOM ONE 11'4" x 11'10" (3.45m x 3.61m)**

**BEDROOM TWO 11'10" x 8'9" (3.61m x 2.67m)**

**WET ROOM 8'1" x 5' (2.46m x 1.52m)**

**GARDEN**

**DRIVEWAY**

**GARAGE**

**TENURE**

Freehold

**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.

**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.





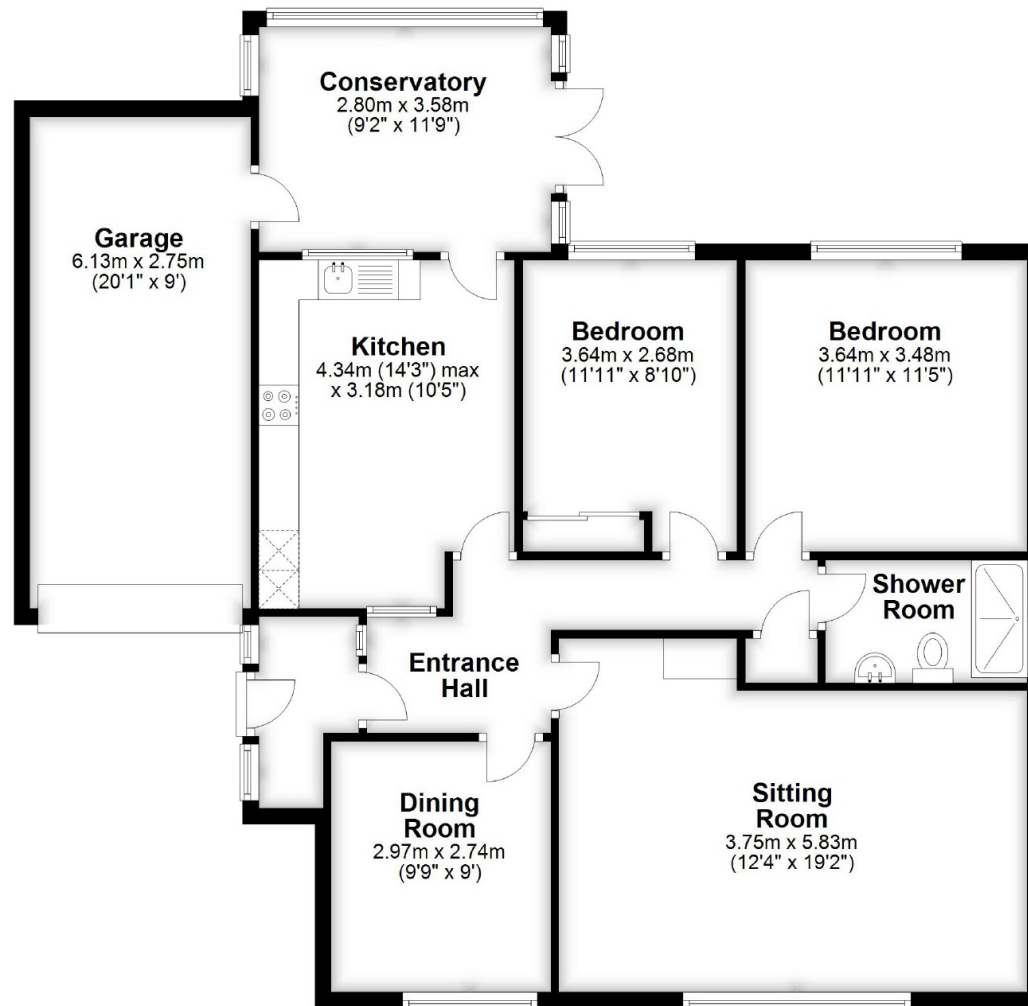






## Ground Floor

Approx. 112.5 sq. metres (1211.4 sq. feet)



Total area: approx. 112.5 sq. metres (1211.4 sq. feet)



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EST. 1992

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