



PUTTERILLS

est. 1992

9 Standhill Close, Hitchin, SG4 9BW

£800,000

An improved and extended four/five bedroom detached residence in a very desirable location close to the train station and town centre.

OPEN HOUSE SATURDAY 14TH MARCH. BY APPOINTMENT ONLY PLEASE

The current owners have extended and improved the property in recent times creating a light, airy and spacious home. The addition of the ground floor bedroom and en-suite shower room make the property suitable for those with a dependant relative or those looking for a larger master bedroom suite. This room could also be used as a home office if required. As well as this additional space, the current owners have also created a larger entrance hall, re-modelled the kitchen and moved the cloakroom to a more practical location. The accommodation includes three reception rooms, fitted kitchen, five generous size bedrooms, two en-suites and a family bathroom. Externally the property offers a private rear garden and a driveway providing off road parking.

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

CLOAKROOM

KITCHEN 14'4" x 10'7" (4.37m x 3.23m)

SITTING ROOM 15'7" x 13'10" (4.75m x 4.22m)

DINING ROOM 14'4" x 9'4" (4.37m x 2.84m)

STUDY 8'8" x 4'11" (2.64m x 1.50m)

BEDROOM FIVE 16'1" x 11'11" (4.90m x 3.63m)

EN-SUITE 7'6" x 3'3" (2.29m x 0.99m)

FIRST FLOOR

BEDROOM ONE 12'4" x 10'11" narrowing to 9'4" (3.76m x 3.33m)

EN-SUITE 7'10" x 4'5" (2.39m x 1.35m)

BEDROOM TWO 11'9" x 9'9" (3.58m x 2.97m)

BEDROOM THREE 10'11" x 7'9" (3.33m x 2.36m)

BEDROOM FOUR 12'4" x 6'1" max (3.76m x 1.85m max)

FAMILY BATHROOM 7'11" x 6'1" (2.41m x 1.85m)

EXTERNALLY

DRIVEWAY

GARDEN

TENURE

Freehold

EPC

EER: TBC

**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.

**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.







