



A four bedroom detached residence presented in beautiful condition in a desirable cul-de-sac.

This spacious detached property has been greatly improved by the current owners and provides beautifully presented accommodation which includes entrance hall, open plan sitting/dining room, fitted kitchen, family/play room, study/bedroom four, utility room and bathroom. To the first floor there are three further bedrooms and family bathroom. Externally the property offers a large driveway leading to a detached garage. The delightful rear garden benefits from a westerly aspect and so enjoying the best of the afternoon and evening sunshine. The property is superbly located in a quiet cul-de-sac in the SG4 9 postcode district, the catchment area for a number of highly regarded schools.

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

SITTING/DINING ROOM 27'3" x 12'3"
(8.31m x 3.73m)

FAMILY/PLAY ROOM 13'10" x 10'6"
(4.22m x 3.20m)

KITCHEN 12'2" x 9'5" (3.71m x 2.87m)

UTILITY ROOM 8'1" x 5'9" (2.46m x 1.75m)

STUDY/BEDROOM FOUR 9'10" x 7'11"
(3.00m x 2.41m)

BATHROOM 8'3" x 7'8" (2.51m x 2.34m)

FIRST FLOOR

BEDROOM ONE 17' x 10'4" (5.18m x 3.15m)

BEDROOM TWO 12'5" x 7' (3.78m x 2.13m)

BEDROOM THREE 9'2" x 6'9" (2.79m x 2.06m)

BATHROOM 8'3" x 5'5" (2.51m x 1.65m)

EXTERNALLY

DRIVEWAY

GARAGE 16'6" x 8'10" (5.03m x 2.69m)

GARDENS

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.

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.









