



PUTTERILLS

est. 1992

44 Sunnyside Road, Hitchin, SG4 9JG

Guide price £350,000

A beautifully renovated and extended three bedroom property with driveway and a rear garden with southwesterly aspect.

Only just completed, this three bedroom family home has extended and renovated to an extremely high standard and is ready for a new family to move into. The accommodation comprises entrance hall, sitting room, fitted kitchen, dining/family area with bi-folding doors opening onto a raised decked area, re-fitted bathroom suite, three generous size bedrooms. Externally the property offers driveway providing off road parking and a private rear garden with a southwesterly aspect benefitting from the best of the days sunshine. The property is offered for sale with no forward chain.

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 15'8" x 15'7"
(4.78m x 4.75m)

KITCHEN 9'1" x 7'11" (2.77m x 2.41m)

DINING/FAMILY ROOM 11'5" x 9'11"
(3.48m x 3.02m)

BATHROOM

FIRST FLOOR

BEDROOM ONE 15'6" x 9'11"
(4.72m x 3.02m)

BEDROOM TWO 13'8" x 8'9"
(4.17m x 2.67m)

BEDROOM THREE 9'9" x 6'5"
(2.97m x 1.96m)

EXTERNALLY

DRIVEWAY

GARDENS

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.

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

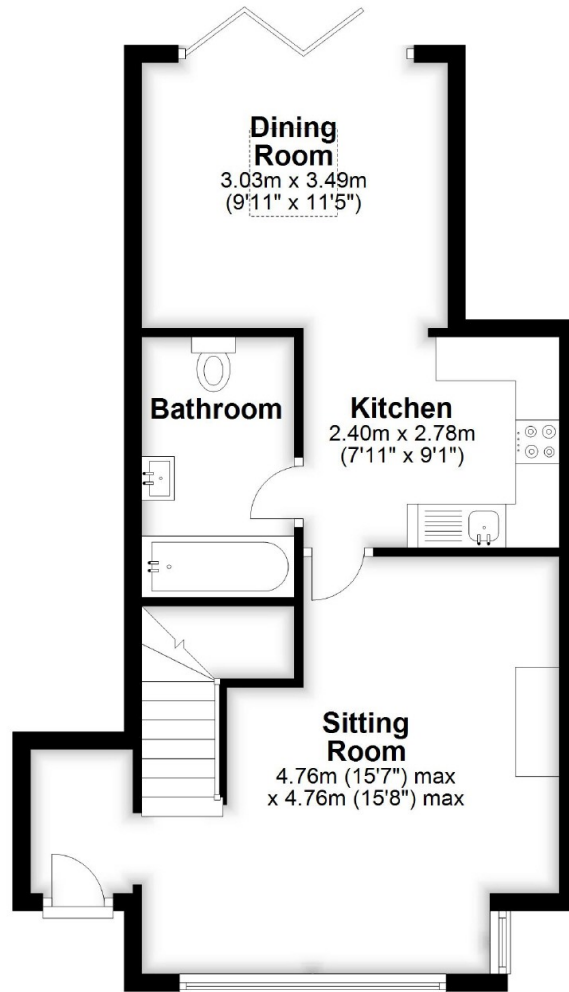
We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.





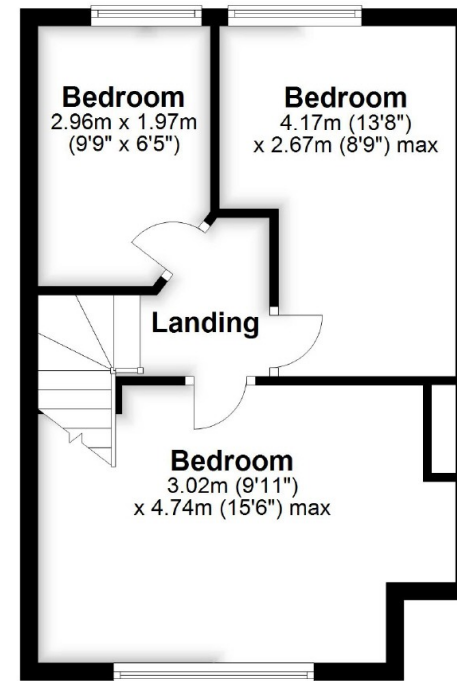
Ground Floor

Approx. 46.9 sq. metres (504.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 80.9 sq. metres (870.4 sq. feet)



PUTTERILLS

est. 1992

putterills.co.uk | 01462 632222 | hitchin@putterills.co.uk

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.