



A spacious and well presented four bedroom detached residence in a desirable location with no forward chain.

The current owners have lived in the property for almost forty years and due to relocating to be closer to family, are selling their family home with a heavy heart. The spacious family accommodation includes an entrance hall, cloakroom, large sitting room with a dual aspect, dining room, quality fitted kitchen with solid oak doors and granite work surfaces, plumbing for automatic washing machine and dishwasher, integrated Bosch oven, Indesit hob and integrated fridge freezer. To the first floor there are four generous size bedrooms and a family bathroom. The property has been well maintained and improvements include UPVC double glazed windows and external doors, gas central heating, UPVC soffits, fascias and guttering, block paved driveway and re-decoration. The property was built in approximately 1964 and benefits from solid internal walls. The property is offered for sale with no forward chain. Externally the property offers a driveway providing off road parking for four plus cars, leading to a generous size garage. The rear garden benefits from a southerly aspect and offers a greenhouse for those with green fingers and timber shed.

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

CLOAKROOM 4'11" x 3'6" (1.50m x 1.07m)

SITTING ROOM 21' x 13'5" (6.40m x 4.09m)

DINING ROOM 14'9" x 10'1" max (4.50m x 3.07m max)

KITCHEN 11'3" x 10'8" max (3.43m x 3.25m)

FIRST FLOOR

LANDING

BEDROOM ONE 11'9" x 11'6" (3.58m x 3.51m)

BEDROOM TWO 11'9" x 10'7" (3.58m x 3.23m)

BEDROOM THREE 10'7" x 8'10" (3.23m x 2.69m)

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

BATHROOM 6'11" x 5'8" (2.11m x 1.73m)

GARAGE 17'5" x 8'4" (5.31m x 2.54m)

DRIVEWAY

GARDEN

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.

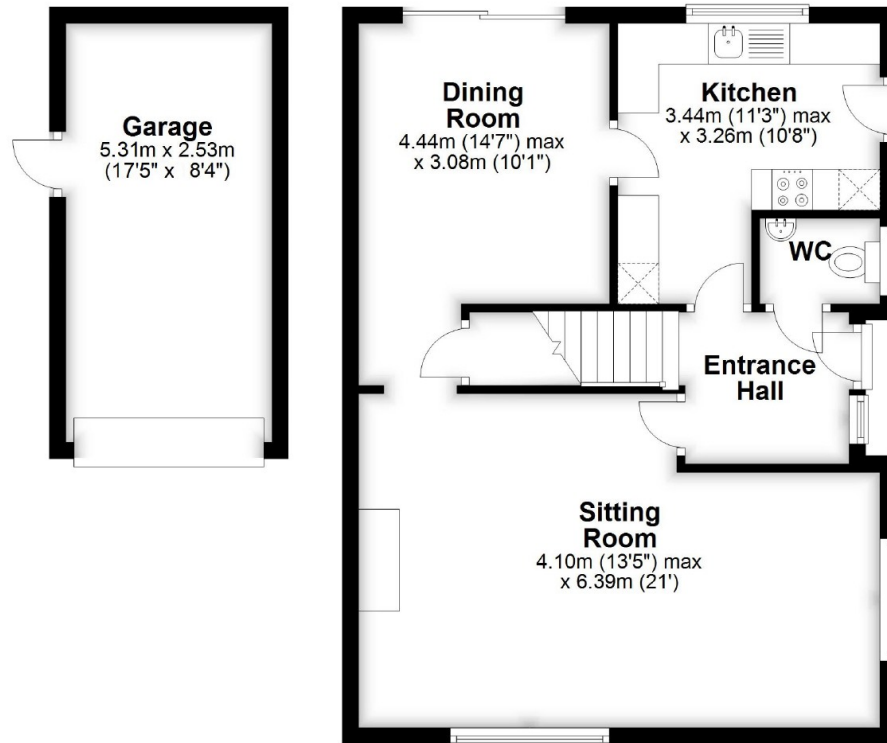






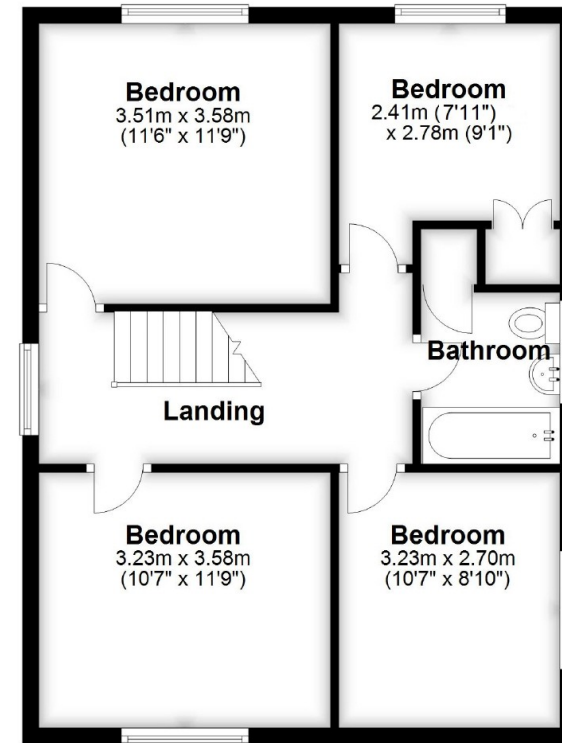
Ground Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



First Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 110.6 sq. metres (1190.6 sq. feet)



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