



Symonds Road, Hitchin, Hertfordshire. SG5 2JJ





## 3 Bedroom Semi-Detached House Offers Over £485,000 Freehold

An immaculate extended three bedroom semi detached property located within walking distance of Hitchin's historic town centre. The current owners have worked wonders to create a superb family home including an extended and refitted kitchen/dining room with part vaulted ceiling and bi-fold doors leading out to the rear garden.

- Extended family home
- Three bedrooms
- Superb kitchen/dining room
- Spacious living room
- Immaculate throughout
- Refitted family bathroom
- Attractive garden
- Ample off road parking
- Short walk to Hitchin town centre
- EPC rating C. Council tax C

## **GROUND FLOOR:**

### **Entrance Hall:**

Stairs to first floor. Laminate flooring. Door leading to:

### **Living Room:**

Abt. 15'10 x 9'3 (4.83m x 2.82m) A bright and airy living room with double glazed bow bay window with fitted shutters. Understairs cupboard. Radiator. Television point. Laminate flooring.

### **Kitchen/Dining Room:**

Abt. 18'9 x 11'10 A superb space that has been recently extended and modernized by the current owners. The kitchen offers ample eye and base level units with double butler sink. There is space for a dishwasher, washing machine, fridge/freezer, wine fridge and range cooker with an extractor hood over. The kitchen then opens up onto the spacious dining area with part vaulted ceiling and double glazed Velux windows. From here bi-fold doors open out to the private rear garden. This is a truly beautiful space for entertaining.

## **FIRST FLOOR:**

### **Bedroom One:**

Abt. 8' x 12'8 (2.44m x 3.86m) A sizeable double bedroom with double glazed window to rear aspect. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 9'10 x 6'3 (3.0m x 1.19m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 7'1 x 6'2 (2.16m x 1.88m) Double glazed window to front. Over stairs storage cupboard. Carpet as fitted.

### **Family Bathroom:**

A recently refitted white three piece suite that comprises low level wc, pedestal hand wash basin with vanity unit under and 'P' shaped shower bath with shower over, glass shower screen and fully tiles wall surrounding. Heated towel rail. Double glazed window to side. Extractor fan. Tiled flooring.

## **OUTSIDE:**

### **Front:**

The front of the property provides a block paved driveway that provides off road parking for three cars.

### **Rear Garden:**

A private sucluded rear garden that is mainly laid to lawn with a decked area providing space perfect for alfresco dining. Timber shed to remain. Gated side access.

## **Additional Information:**

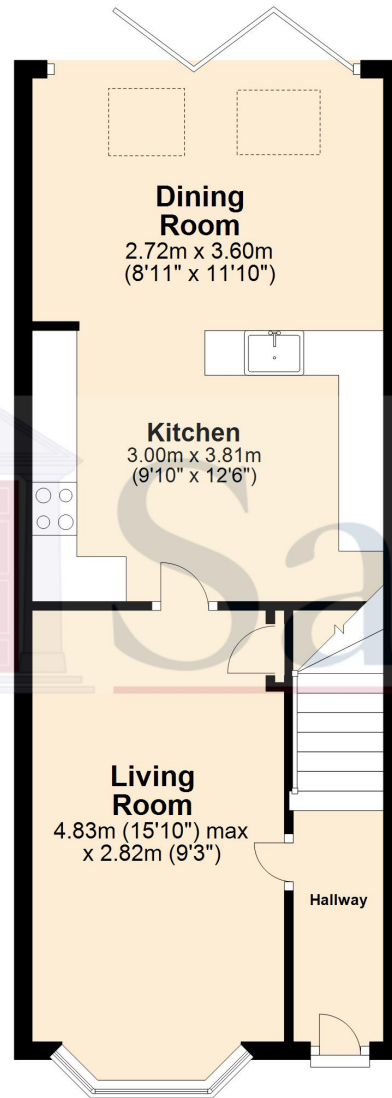
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.



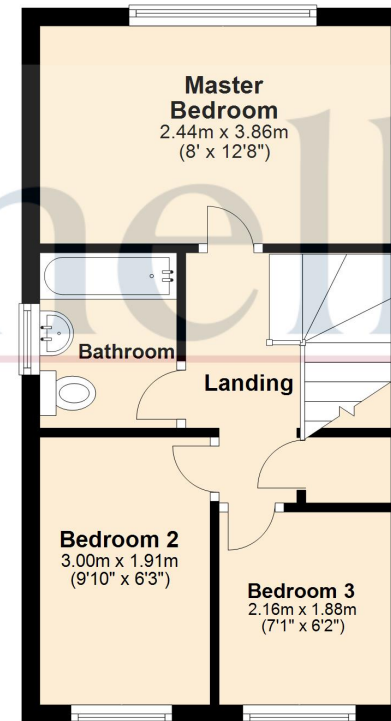


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.