



Halsey Drive, Hitchin, Hertfordshire. SG4 9PZ

- CHAIN FREE
- DETACHED
- GARAGE AND DRIVEWAY
- THREE BEDROOMS
- EXTENDED TO THE REAR
- GOOD SIZE REAR GARDEN
- IN NEED OF MODERISATION
- GAS CENTRAL HEATING
- EASY REACH OF TOWN CENTRE AND TRAIN STATION
- CATCHMENT FOR WILLIAM RANSOM PRIMARY SCHOOL



PROPERTY DESCRIPTION

A much loved and extended three bedroom detached family home. The property offers over 930 sq. ft. of accommodation presented over two floors. Entrance porch leads to a large living room which opens up to the dining room and kitchen with ground floor cloakroom. On the first floor, there are three bedrooms and the family shower room. The rear garden is well stocked with mature trees and shrubs. There is a patio area for seating and garden shed. There is a front garden and driveway along with a single garage.

Halsey Drive is located in South Hitchin just off the Wymondley Road in the SG4 9 postcode area. It offers great schooling and amenities close by to include:-

William Ransom Primary School - 0.2 miles

Hitchin Boys School - 2.2 miles

Hitchin Girls School - 0.9 miles

Hitchin Market Place - 1.1 mile

Hitchin Station - 1.2 miles

Sainsbury's Supermarket 1.6 miles

Asda Supermarket - 1.1 mile



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE LOBBY

Double glazed windows to the front and side aspect. Wall mounted boiler, storage cupboard and door to the lounge.

LOUNGE

4.90m x 5.31m (16' 1" x 17' 5")

Spacious living room with window to the front aspect. Stairs leading to the first floor with storage cupboard under. Radiator.

DINING ROOM

2.44m x 5.26m (8' 0" x 17' 3")

Windows to both sides and to the rear. Radiator.

KITCHEN

2.08m x 3.91m (6' 10" x 12' 10") plus door recess.

A galley style kitchen with window to the rear aspect. Fitted with white base and wall cabinets with complimentary worktops and splashbacks. There is an integrated oven and hob with extractor, space for a fridge/freezer and washing machine. There is a door to the cloakroom and leading to the rear garden.

CLOAKROOM

0.67m x 2.13m (2' 2" x 7' 0")

A window overlooking the side aspect, wash hand basin and low level wc.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and shower room, window to the side aspect and access to the loft via a hatch.

BEDROOM ONE

3.05m x 3.94m (10' 0" x 12' 11")

Double bedroom with window to the front aspect. Radiator.

BEDROOM TWO

3.02m x 3.17m (9' 11" x 10' 5")

A double bedroom with window to the rear aspect. Radiator.

BEDROOM THREE

1.93m x 2.84m (6' 4" x 9' 4")

Single bedroom with window to the front aspect. Storage cupboard over the stairwell. Radiator.

SHOWER ROOM

1.65m x 2.19m (5' 5" x 7' 2")

Two small windows to the rear aspect. Shower cubicle, low level wc and wash hand basin. Radiator.

OUTSIDE

REAR GARDEN

A good sized private and well stocked garden with a range of mature trees, shrubs and flower beds. There is a lawned area and patio for seating. There is a garden shed and gate to access the garage and drive.

FRONT GARDEN

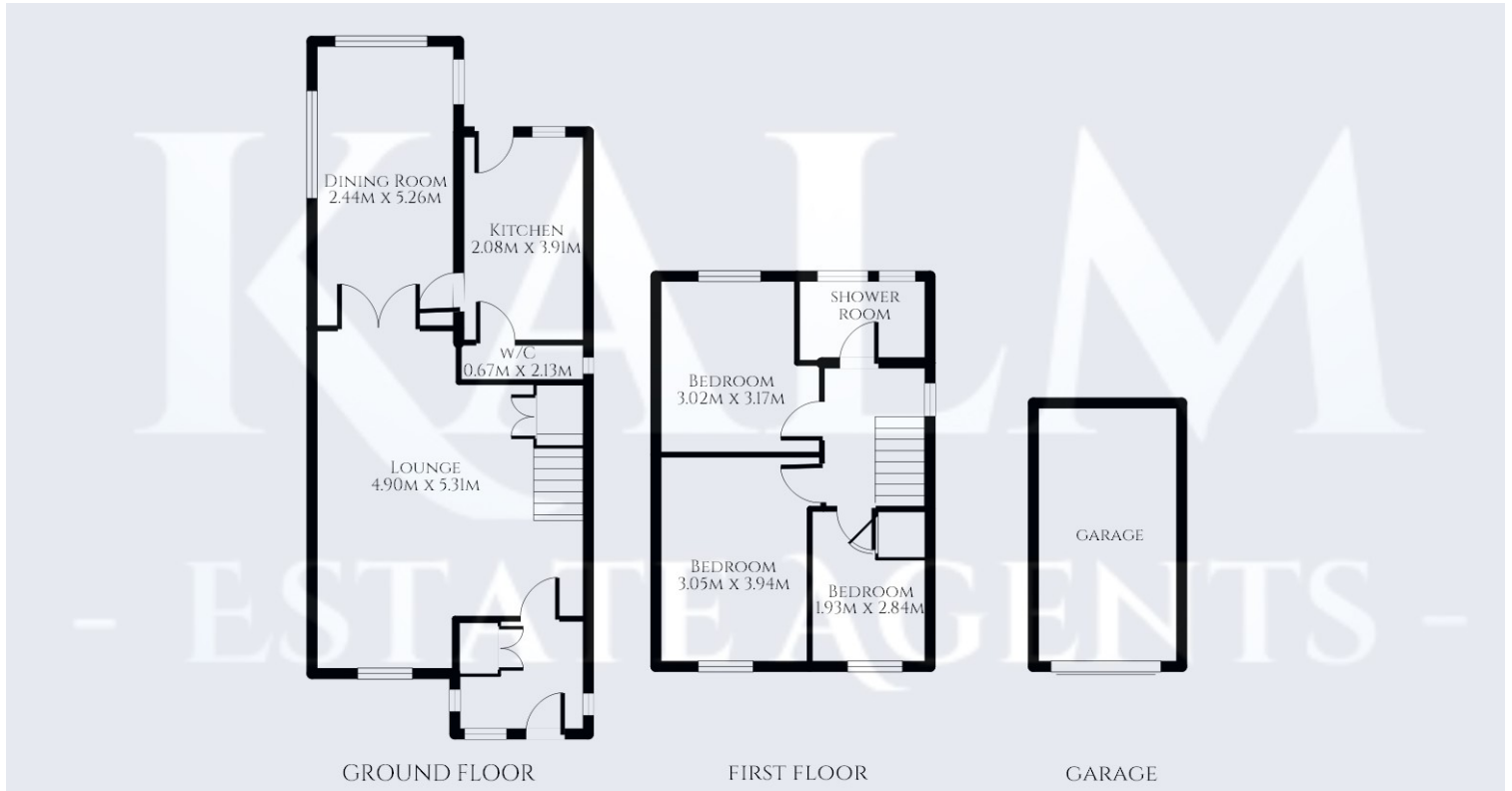
A large walled front garden with lawn and flower beds. A driveway for approximately 2-3 vehicles.

GARAGE

Single garage with up and over door, power and lighting.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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