



Bedford Road, Hitchin, Hertfordshire. SG5 2UB

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## 2 Bedroom Detached Bungalow

### £425,000 Freehold

A wonderful opportunity to acquire a delightful 2-bedroom bungalow nestled on the highly sought-after Bedford Road in Hitchin. This property offers comfortable single-level living with scope for modernisation, making it perfect for first-time buyers, downsizers, or investors looking to add value.

The bungalow features a bright and airy living space, a practical conservatory overlooking the garden, and a well-appointed kitchen and bathroom. The generous private garden provides peaceful outdoor space, while the driveway with off-street parking adds great convenience.

Located on Bedford Road, this property benefits from its proximity to a range of local amenities including shops, cafés, and parks. Excellent transport links are nearby, with regular bus services and easy access to Hitchin train station connecting to London and surrounding towns. Hitchin itself is a vibrant market town with a strong community, popular restaurants, independent boutiques, and historic character.

This bungalow presents an exciting opportunity to create a comfortable home in a desirable, well-connected location.

- Detached bungalow
- Driveway
- Conservatory
- Room for modernisation
- Conveniently located
- Freehold
- Spacious accommodation throughout
- Manageable enclosed rear garden
- Sought after Bedford Road
- Awaiting EPC. Council tax band D

**Ground Floor****Entrance:**

Carpet. Radiator. Door leading to living room, dining room, bathroom and bedroom.

**Bedroom One:**

Abt. 11' 2" x 9' 9" (3.40m x 2.97m) Double glazed window to rear. Carpet. Fitted wardrobes. Radiator.

**Bedroom 2:**

Abt. 11' 2" x 10' 0" (3.40m x 3.05m) Carpet. Radiator. Double glazed window to front.

**Bathroom:**

Three piece suite comprising low level wc, hand basin and separate walk-in shower. Storage. Hardwood flooring. Double glazed window to rear.

**Living Room:**

Abt. 17' 3" x 11' 7" (5.26m x 3.53m) Carpet. Radiator. Electric fireplace. Double glazed window to front and side.

**Kitchen:**

Abt. 10' 5" x 6' 8" (3.17m x 2.03m) A range of wall and base units. Space for fridge/freezer, washing machine and oven. Stainless steel sink. Tiled walls. Double glazed window to rear.

**Conservatory:**

Abt. 10' 8" x 8' 9" (3.25m x 2.67m) Accessed through the kitchen door. Carpet. Door leading to the garden.

**Outside****Front Garden/Driveway:**

Bricklaid driveway leading to front door, laid to lawn with planting and parking for two cars.

**Rear Garden:**

Enclosed rear garden and conservatory door leading to patio.

**Additional Information****Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.



### **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





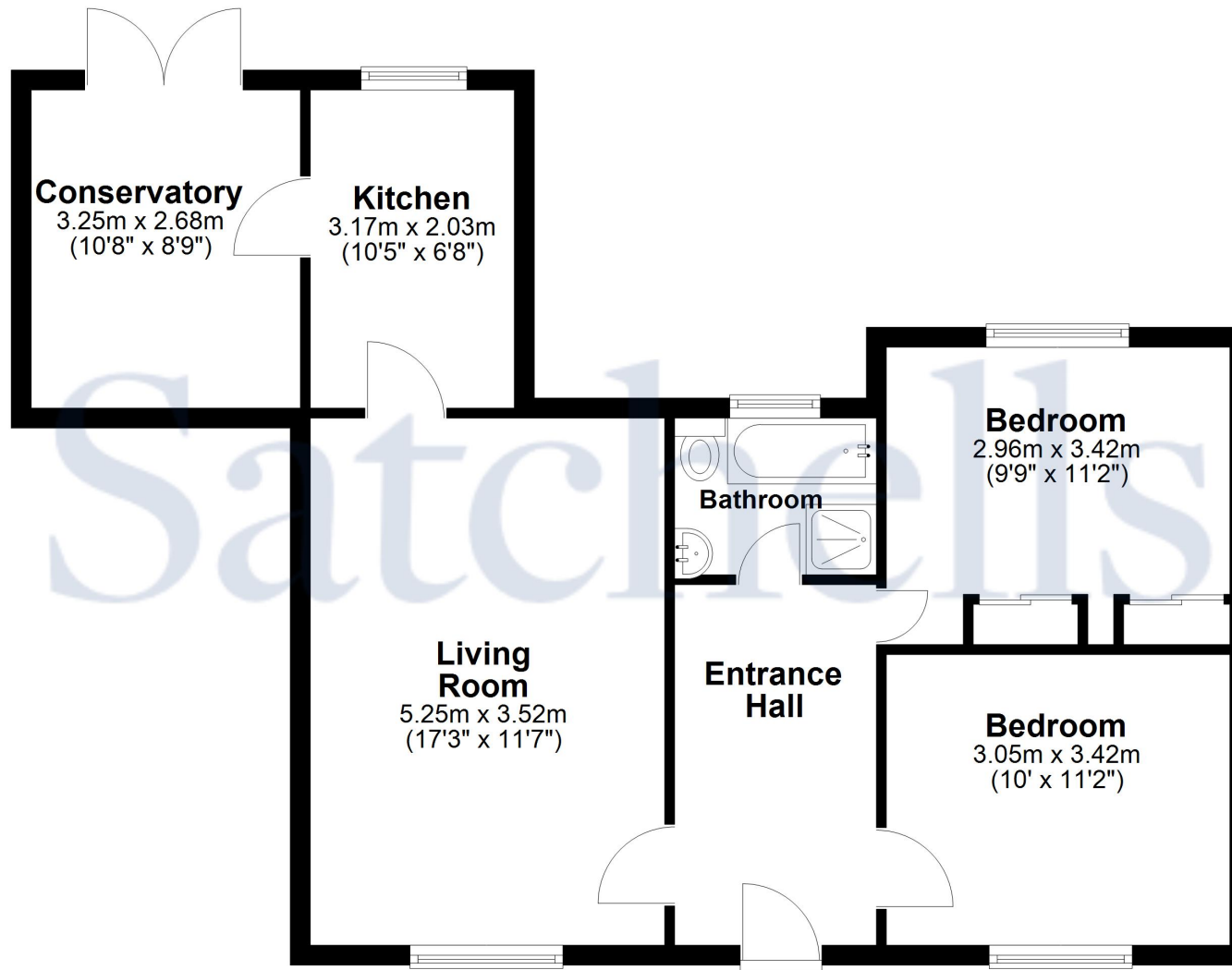


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## Ground Floor



For illustration 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.  
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