



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. 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. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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A stylish, beautifully presented first-floor two double bedroom maisonette with allocated off-road parking for two cars on the popular 'Lavendar Grange' development. Ideally located just a short drive from Hitchin with excellent rail links to the city.

Ground Floor

Entrance Hall

Personal door leading to road.
Stairs up to 1st Floor.

First Floor

Landing

Kitchen/Dining

A range of wall and base level units with complementary work surfaces and tiled splashbacks. Fitted oven with inset 4 ring electric hob with stainless steel extractor hood over. Inset one & half bowl stainless steel sink with swan neck mixer tap over. Integrated dishwasher, washer-dryer and fridge/freezer to remain. Wall mounted gas boiler.
16' 8" x 9' 4" (5.08m x 2.84m)

Lounge

2 double glazed windows to front. Storage cupboard. Contemporary radiator.
15' 0" x 19' 7" (4.57m x 5.97m)



Bedroom 1

Double glazed window to front.
Radiator.
12' 8" x 10' 10" (3.86m x 3.30m)

Bedroom 2

Double glazed window to rear.
Radiator.
9' 9" x 10' 3" (2.97m x 3.12m)

Bathroom

Three piece suite comprising low level wc, wash hand basin and panel enclosed bath with shower over and glass side screen. Partially tiled walls and tiled flooring. Extractor fan. Obscure double glazed window to rear.
6' 6" x 6' 9" (1.98m x 2.06m)

Outside

Off Road Parking

Parking two cars. Gate leading to:

Off-set Garden

Laid mainly laid to lawn. Fully enclosed with gate providing access to parking.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES.

