



47 Highover Way, Hitchin, Hertfordshire. SG4 0RG





4 Bedroom Terraced House

Guide Price £485,000 Freehold

Located close to Walsworth Common is this spacious extended home that provides excellent space for a growing family.

Internally the accommodation comprises entrance hall, cloakroom, lounge with bay window, separate dining room, snug, fitted kitchen and utility room to the ground floor. Upstairs are four generous bedrooms and a bathroom, whilst externally is a private, low maintenance rear garden and a good-sized front garden. Parking is provided by way of on road parking bays. Early internal viewing is advised to fully appreciate all this home has to offer.



- Extended family home
- Four generous bedrooms
- Separate lounge and dining room
- Snug
- Fitted kitchen and utility room
- Ground floor cloakroom
- First floor bathroom
- Easy access of Hitchin railway station
- Close to well regarded schooling
- EPC rating D. Council tax band C

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

An "L" shaped hallway with stairs leading to the first floor. Fitted cupboards with sliding doors. Feature porthole window to front. Radiator. Carpet as fitted.

Cloakroom:

A white suite comprising wash hand basin and low level WC. Double glazed window to side. Radiator. Vinyl flooring.

Lounge:

Abt: 14' 10" x 10' 11" (4.52m x 3.33m) Double glazed bay window to front. Radiator. Television point. Coved ceiling. Carpet as fitted.

Dining Room:

Abt: 13' 8" x 11' 4" (4.17m x 3.45m) Double glazed sliding patio doors leading to the snug. Radiator. Coved ceiling. Opening to kitchen.

Snug:

Abt: 9' 4" x 6' 6" (2.84m x 1.98m) Double glazed French doors and window to the rear garden. Radiator. Carpet as fitted.

Kitchen:

Abt: 12' 5" x 6' 3" (3.78m x 1.91m) A well appointed kitchen comprising a good range of eye and base level units with ample roll top worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in electric oven, hob and extractor hood. Tiled splash backs. Wall mounted gas boiler. Double glazed window to rear. Vinyl tiled flooring. Opening to the utility room.

Utility Room:

Abt: 14' 1" x 7' 9" (4.29m x 2.36m) Fitted with a range of eye and base level units with ample roll edge worksurfaces. Plumbing for automatic washing machine. Space for fridge/freezer and tumble dryer. Double glazed door to side passage. Double glazed door to rear garden. Double glazed window to side. Radiator. Laminate flooring.

First floor:**Landing:**

A large landing with double glazed window to front. Airing cupboard. Storage cupboard. Loft access. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt: 13' 2" x 10' 4" (4.01m x 3.15m) Twin aspect double glazed windows to rear. Telephone point. A range of fitted wardrobes with sliding doors. Radiator. Carpet as fitted.

Bedroom Two:

Abt: 10' 4" x 9' 7" (3.15m x 2.92m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt: 10' 1" x 7' 0" (3.07m x 2.13m) Double glazed window to front. Built-in cupboard. Radiator. Carpet as fitted.

Bedroom Four/Home Office:

Abt: 10' 11" x 6' 5" (3.33m x 1.96m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising pannelled bath with electric shower over, pedestal wash hand basin and low level WC. Part tiled walls. Double glazed window to front. Radiator. Vinyl tiled flooring.

Outside:**Front Garden:**

A long front garden that is mainly laid to lawn with a pathway leading to the front door. Attractive flower beds.

Rear Garden:

A fully enclosed low maintenance rear garden. Two paved patio areas and an artificial lawn.

Parking:

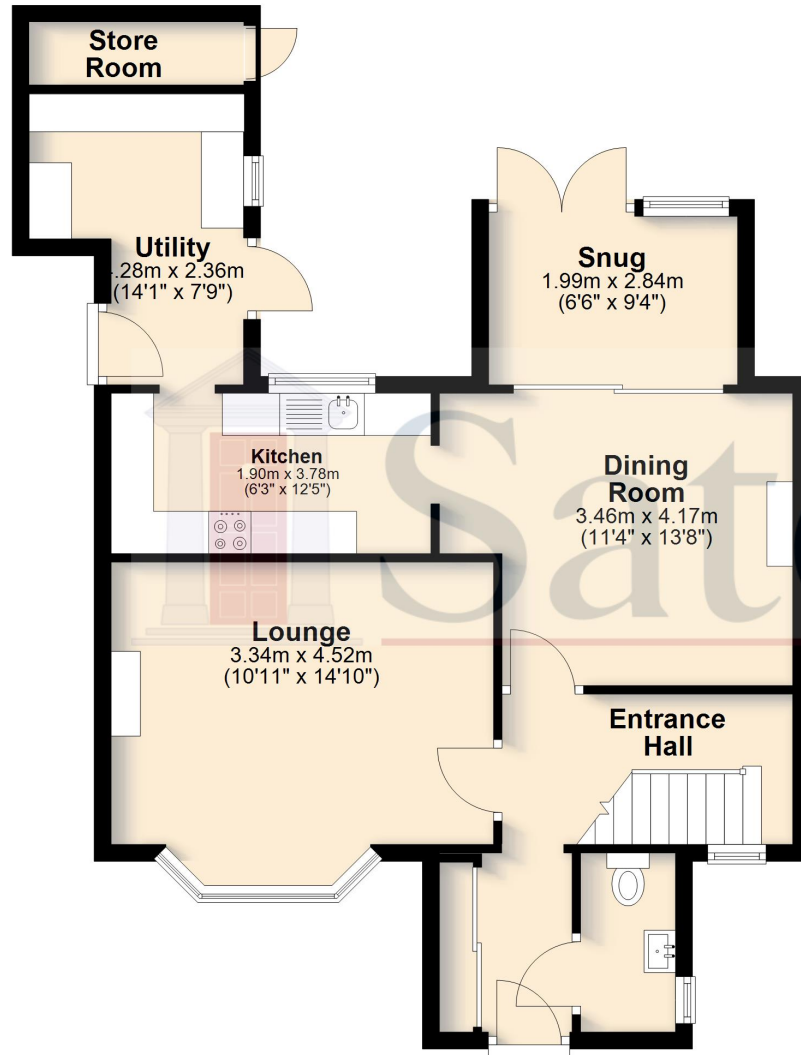
There are on road parking bays that provide ample space for parking.



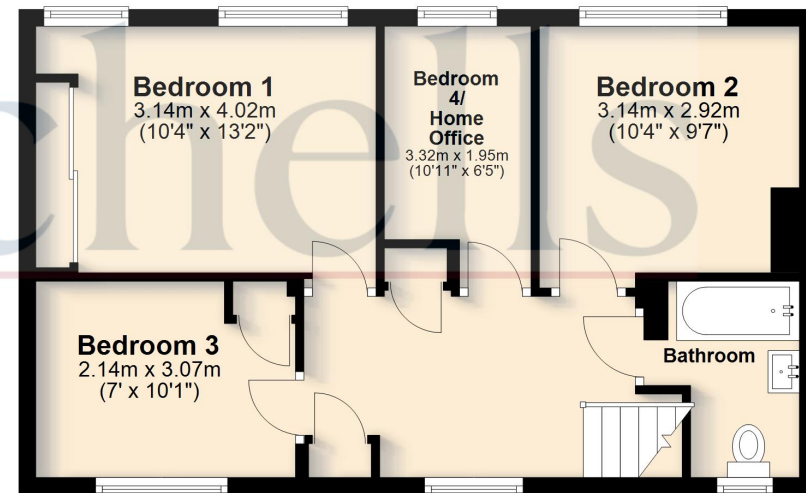


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.