London Road

Hitchin,
Hertfordshire, SG4 9EX
Guide Price £625,000

COUNTRY PROPERTIES
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We are delighted to showcase this stunning three bedroom semi-detached home which is located in the prime residential area of London Road. Boasting contemporary features, this property has been completely re-furbished throughout to a high standard and provides a beautiful open plan kitchen/diner with a separate front reception that over looks the well maintained gardens. There are three spacious bedrooms, with the master benefitting from a walk in wardrobe and en-suite shower room. Outside, there is a driveway and car port that provides off road parking for several cars.

- Stunning finish throughout
- Three bedroom semi detached bungalow
- Master bedroom with walk in wardrobe and en suite
- Kitchen diner and separate living room
- Cloakroom and family bathroom
- 1.2 mile, 25 mins walk to Hitchin mainline train station (as per Google maps)
- 0.5 mile, 12 mins walk to Hitchin Town Centre (via Google Maps)

Ground Floor

Entrance Hall

Storage cupboard. Doors to:

Living Room

14' 0" x 14' 3" (4.27m x 4.34m)
Window to side. Sliding doors to side. French doors to front.

Kitchen/Dining Room

12' 3" x 19' 9" (3.73m x 6.02m)
Open plan kitchen/dining room. Fitted kitchen comprising of wall and floor mounted units with quartz worktop over. Inset one and a half bowl sink with mixer taps. Integrated fridge/freezer, wine cooler, eye level double oven and four ring induction hob with extractor over. Breakfast seating area. Two windows to front. One window to rear. Door to utility room.

Utility Room

Fitted with wall and floor mounted units with worktop over. Inset single sink with mixer taps. Integrated washing machine and dishwasher. Single door to front. Door to boiler room housing hot water cylinder.

Cloakroom

White with chrome effect two piece suite comprising of wash hand basin and W.C. Frosted window to side.

Master Bedroom

11' 1" x 16' 3" (3.38m x 4.95m)
Window to side. Door to dressing room. Door to en suite.

Dressing Room

5' 6" x 5' 10" (1.68m x 1.78m)
Window to side.

En Suite

White with chrome effect three piece suite comprising of shower cubicle, vanity wash hand basin and W.C. Heated towel rail. Frosted window to side. Door to boiler room housing hot water cylinder.

Bedroom Two

9' 9" x 11' 0" (2.97m x 3.35m)
Stairs to attic room. Window to rear and side.

Bedroom Three

8' 6" x 10' 8" (2.59m x 3.25m)
Window to front.

Family Bathroom

White with chrome effect four piece suite comprising of shower cubicle, bath, vanity wash hand basin and W.C. Heated towel rail. Frosted window to front.

First Floor

Attick Room

15' 11" x 19' 4" (4.85m x 5.89m)
Restricted head room to both sides.

Outside

Front Garden

Block paved driveway with gates leading to car port and rear garden. Bark area with established plants, shrubs and trees. Pathway to front door.

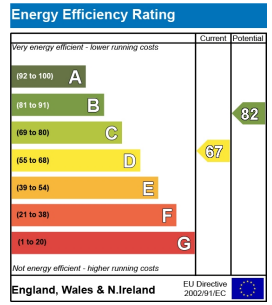
Rear Garden

Patio leading to mainly laid to lawn garden with established shrub and plant borders. Car port with electric car charging point.

Car Port

9' 1" x 16' 1" (2.77m x 4.90m)
To side of property.

Approximate Area = 1378 sq ft / 128 sq m
Limited Use Area(s) = 158 sq ft / 15 sq m
Total = 1536 sq ft / 143 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Country Properties. REF: 669580

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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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