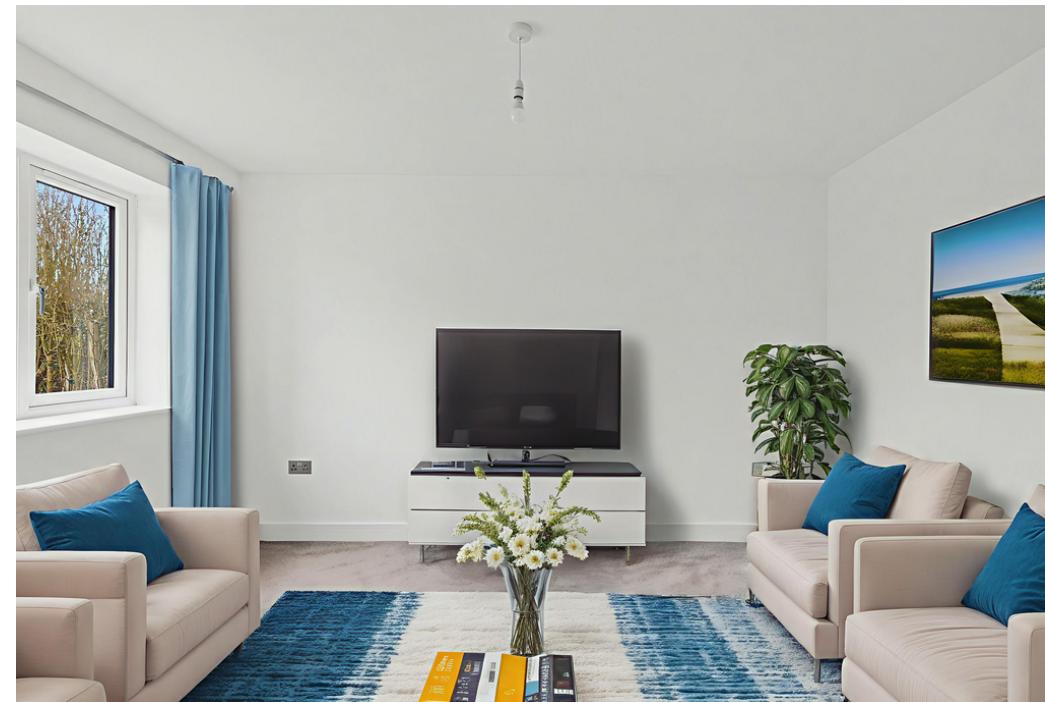




Westbury Farm Close, Offley, Hitchin SG5 3FL  
£535,000 Freehold

| Satchells





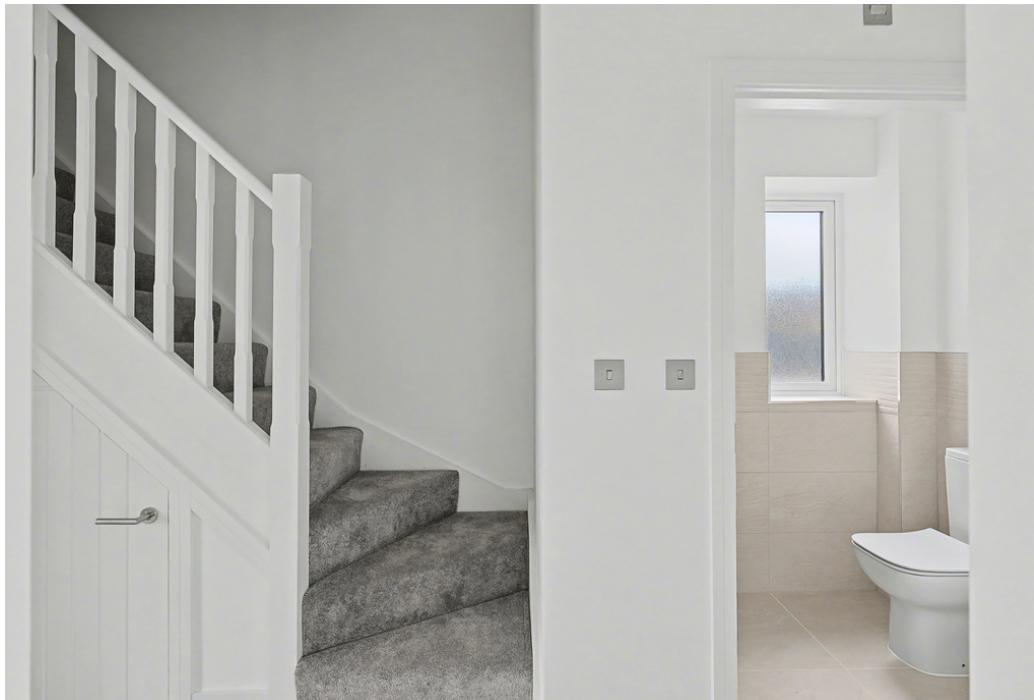
# Step Inside

## Westbury Farm Close

Set within the sought-after Pilsworth Court development, this beautifully presented three bedroom end-terrace home combines contemporary design with practical living, making it an excellent choice for first-time buyers, downsizers or young professionals looking for a stylish village setting.

The ground floor is centred around a striking open plan kitchen and dining area, flooded with natural light and ideally suited to modern living. The sleek kitchen features stone worktops and a full range of integrated Caple appliances, combining style with everyday practicality. A well proportioned lounge provides a comfortable space to relax or entertain, while a convenient downstairs WC completes the accommodation on this level.

Upstairs, the home continues to impress with three well proportioned double bedrooms. The principal bedroom enjoys the benefit of a stylish ensuite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom. Both bathrooms are finished to a high contemporary standard, mirroring the quality and attention to detail evident throughout the property.



# About Hitchin

## Westbury Farm Close

Stepping outside, the rear garden has been carefully landscaped to create a smart yet inviting outdoor retreat, ideal for modern living. The paved terrace provides an excellent setting for alfresco dining, summer entertaining or simply unwinding at the end of the day, while the enclosed design offers a reassuring sense of privacy and low-maintenance appeal.

To the front, a private driveway and garage provide excellent day to day convenience, enhancing the home's practical and well considered layout. Alongside double-glazed windows and energy efficient construction throughout, the property offers year round comfort, lower running costs and a home that is as efficient as it is visually appealing.





# Step Outside

## Westbury Farm Close

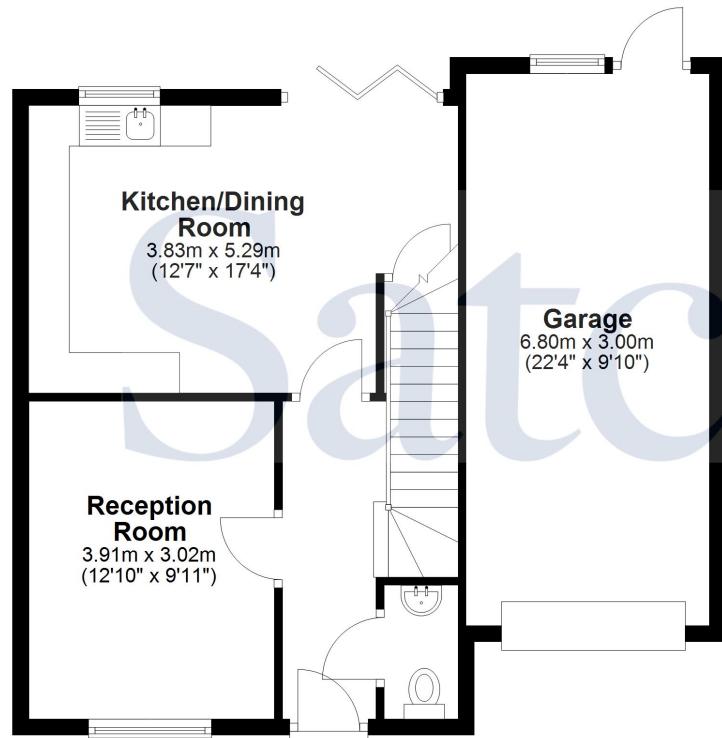
Offley is a well-established and highly regarded village set within rolling Hertfordshire countryside, offering a peaceful lifestyle alongside excellent connectivity. Known for its strong community spirit, attractive period homes and scenic surroundings, the village appeals to families and professionals seeking the best of village living.

Everyday amenities include a post office, traditional public houses, a popular village primary school and an abundance of countryside walks and bridleways, ideal for outdoor enthusiasts. Despite its rural feel, Offley is exceptionally well placed for commuters, with easy access to the A1(M) and M1, while Hitchin mainline station provides fast, direct services to London King's Cross in under 30 minutes. Luton Airport is also conveniently close.

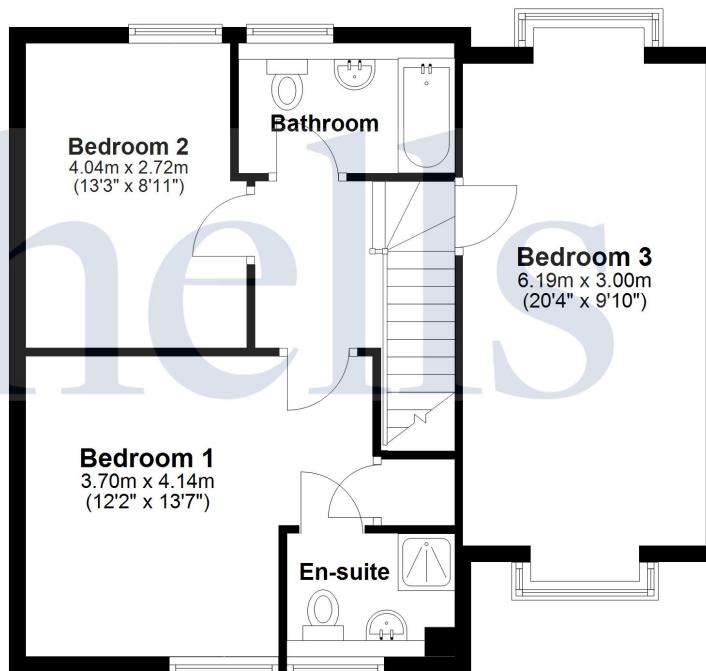
Just a short drive away, the historic market town of Hitchin offers a vibrant mix of independent shops, cafés, restaurants and weekly markets, along with excellent secondary and independent schooling, making it a perfect complement to Offley's relaxed village setting.



## Ground Floor



## First 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.

These particulars are a guide only and do not constitute an offer or a contract. The floorplan is for general identification purposes only and not to scale. All measurements and areas quoted are approximate and should not be relied upon if ordering furniture, white goods or carpets. Satchells have not tested any appliances or carried out any surveys, and buyers are advised to make their own satisfactory enquiries into the state and condition of the property, utility services and tenure. Some or all images may have been enhanced using Photoshop or similar and the contents shown may not be included in the sale. You are advised to confirm the availability of the property on the day of your viewing. Under current Anti Money Laundering regulations buyers will also be required to provide proof of ID and also proof of funding.



# Satchells



Station Place, Letchworth Garden City, SG6 3AQ  
01462 480077  
[letchworth@satchells.co.uk](mailto:letchworth@satchells.co.uk)  
[www.satchells.com](http://www.satchells.com)

Satchells