



Grovelands Avenue

Hitchin,
Hertfordshire, SG4 0QU
Guide Price £575,000

COUNTRY PROPERTIES
PART OF HUNTERS

Situated in the highly popular and sought-after 'Rose Hill area' of Hitchin is this well presented and extended three bedroom semi-detached family home. This location is extremely popular with families and is close to local schooling as well as in a walkable distance to the town centre, train station and local amenities.

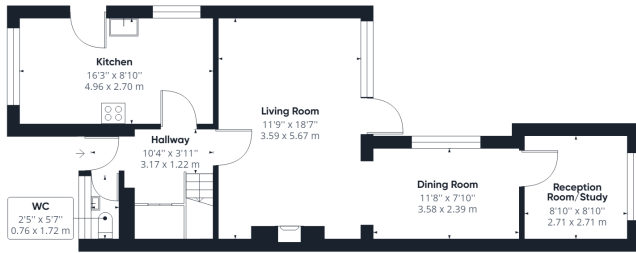
The accommodation commences on the ground floor with a generous entrance hall that offers stairs to the first-floor accommodation and access to; the wonderful living/dining room with feature fireplace and is dual aspect with a large window to the rear allowing plenty of light to flow through and giving access to the rear garden. The kitchen is modern and of good size with a range of units a cupboards and built-in appliances. There is a window overlooking the front garden and side door for access. On the first floor there are three generous bedrooms and a three-piece bathroom suite. From the landing there is loft access and an airing cupboard.

Outside and to the front of the property is a well maintained lawn with shrub borders. A driveway providing off road parking and access to the garage and side access to the rear. The rear garden starts with shingle and decked area and then steps up to a lovely mainly laid to lawn and enclosed by timber fencing and plant borders.

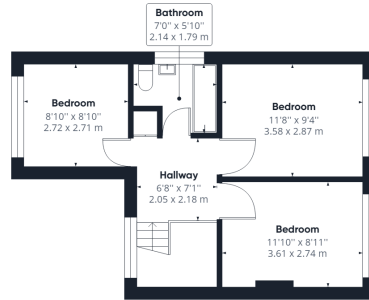
- Three bedroom extended semi detached family home
- Ideal family location on the 'Rose Hill area' of Hitchin
- Modern fitted kitchen/diner
- Front and rear gardens, garage and off road parking
- 0.9 mile, 19 mins walk to Hitchin Mainline Train Station (as per Google Maps)
- 1.6 miles, 32 mins walk to Hitchin town centre (as per Google Maps)



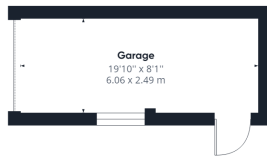




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

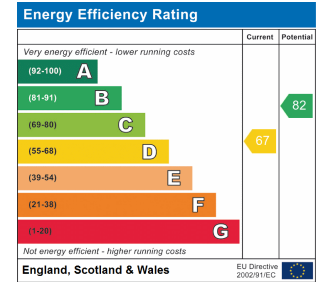
Approximate total area⁽¹⁾

1219.56 ft²
113.30 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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