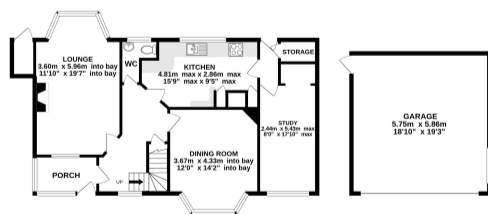




GROUND FLOOR  
80.5 sq.m. (866 sq.ft.) approx.



1ST FLOOR  
63.2 sq.m. (681 sq.ft.) approx.



TOTAL AREA EXCLUDES GARAGE  
 TOTAL FLOOR AREA: 143.7 sq.m. (1547 sq.ft.) approx.  
 Measurements are approximate and should not be relied upon for legal purposes. They are for general information only and do not constitute an offer of any kind. The agent is not responsible for any errors or omissions in this information. The agent is not responsible for any errors or omissions in this information. The agent is not responsible for any errors or omissions in this information.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	45	
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient – higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



We offer for sale this individual three bedroom detached family home believed to date back to the 1950's and offers character features associated with this period. These include an open fireplace, bay windows and Parquet flooring.

The property has undergone various improvements and modernisation over the years and these include a modern bathroom and gas central heating. The spacious accommodation includes an entrance hall with cloakroom off, sitting room, dining room, family/study and kitchen. To the first floor there are three bedrooms and a family bathroom.

Externally the property offers ample off road parking leading to a double garage. There are gardens to the front and side along with an enclosed rear garden.

The property is walking distance to the town centre along with easy access to all the main routes and train station.

Hitchin is on the London Kings Cross east coast mainline and the fastest service to London Kings Cross takes just 28 minutes, to Cambridge takes 33 minutes and Peterborough, 38 minutes. Hitchin often features as one of the best places to live in the UK and offers a wide selection of excellent shops, schools, pubs, restaurants, leisure facilities and places of worship.



- Individual Detached House
- No Upper Chain
- Double Garage
- Walking Distance to Town Centre
- Three Reception Rooms
- Cloakroom
- Popular Location
- Set Back from Road
- Off Road Parking

