



# John Hall Court

Offley, Hitchin,  
Hertfordshire, SG5 3FP  
Guide Price £400,000

country  
properties



A spacious two bedroom end terrace house offered to the market with no onward chain and benefitting from front and rear gardens, garage and driveway parking. This property is set within an exclusive development of only 7 properties in the popular village of Offley

The ground floor comprises an entrance hall, WC, spacious kitchen/breakfast room with built in appliances and a rear aspect living room with open fireplace and patio doors leading into the South Easterly facing rear garden.

To the first floor is a primary bedroom with ensuite shower room, a further double bedroom and a family bathroom including bath with shower attachment, wash hand basin and WC. From the upstairs hallway is access to a spaciousloft with generous storage space.

To the outside is a South East facing rear garden which is mainly laid to lawn, shed, patio area, and gate leading to the garage and parking space.

Offley Village is a sought-after village in rolling countryside. It has a primary school, post office/general store, hairdressers, two highly rated pubs/restaurants within a short walk away and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton.

- A two bedroom terrace house
- Kitchen/Breakfast Room
- Two bathrooms
- Garage and driveway
- Village location
- 4.5 miles, 12 mins drive to Hitchin train station (as per Google maps)
- 3 miles, 7 mins drive to Hitchin town centre (as per Google maps)



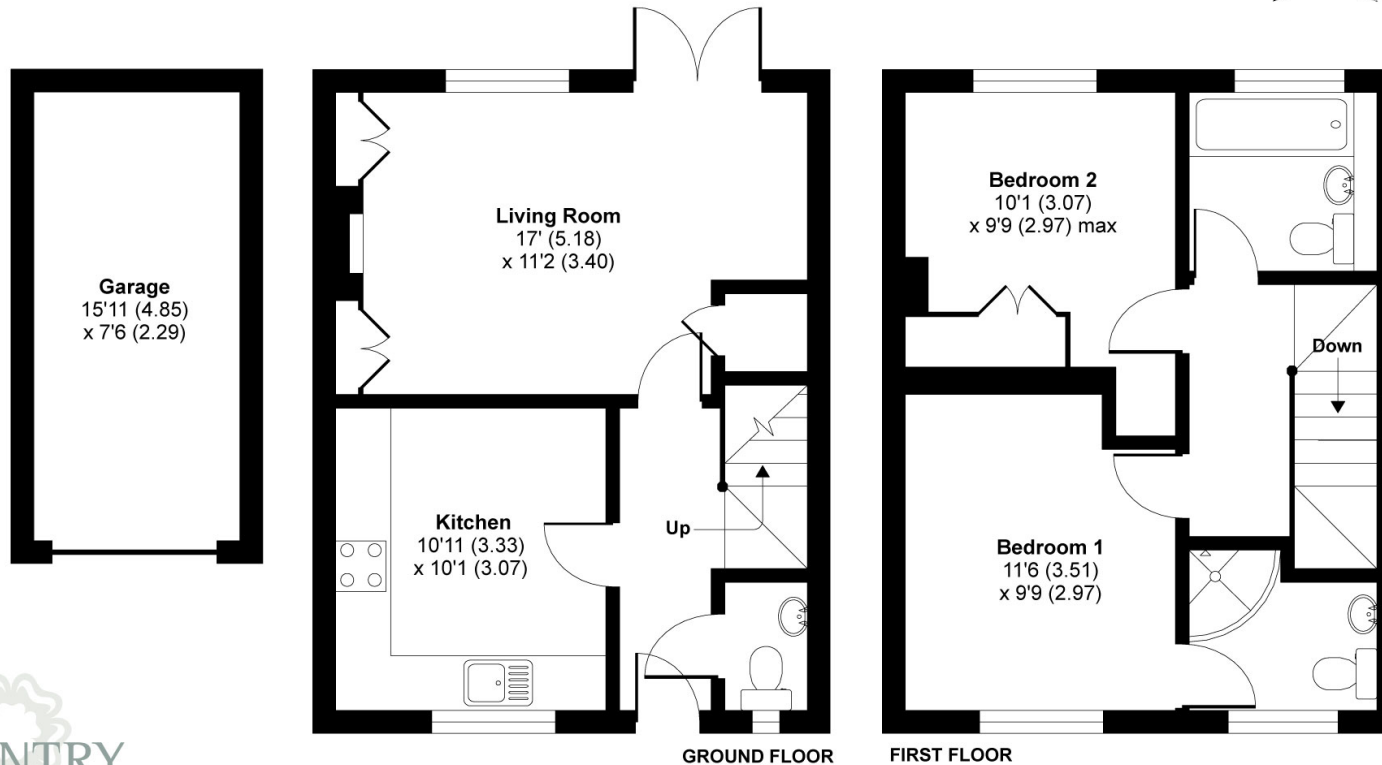






# John Hall Court, Offley, Hitchin, SG5

APPROX. GROSS INTERNAL FLOOR AREA 885 SQ FT 82.2 SQ METRES (Includes garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	82
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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