



# 20, Hitchin Road

Weston, Hitchin,  
Hertfordshire, SG4 7AX

**Freehold Guide Price £795,000**

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properties

An extremely well presented, light, spacious and airy 4 bedroom detached family home in a sought after village!! Located on Hitchin Road in Weston, this fine property offers an approx. 25ft lounge, dining room, high specification kitchen/diner with integrated appliances, utility room and cloakroom on the ground floor. On the first floor, there are 4 good size bedrooms (en-suite to master), a study area and family bathroom. Externally there is a lovely, enclosed front garden with 2 car driveway leading to the attached garage. To the rear is a stunning approx. 40 x 50ft garden with very attractive beds, borders and trees. A wonderful property presented beautifully both inside & out that must be seen in person to be fully appreciated!!

- Fantastic family home
- 4 Good size bedrooms
- Open outlook over neighbouring paddocks to the rear
- Council Tax Band G
- Beautifully presented inside and out
- Stunning front and rear gardens
- Drive way parking and large single garage
- EPC Rating F



## Accommodation

### Entrance Hallway

Window to the front aspect, Two radiators, stairs rising to the first floor, doors to:

### Cloakroom

Window to the front aspect, radiator, WC, wash hand basin.

### Lounge

24' 4" x 13' 0" (7.42m x 3.96m)

Window to the front aspect, two radiators, fireplace with limestone surround, slate hearth and log/multi-fuel burner, French doors to rear garden.

### Dining Room

11' 7" x 9' 8" (3.53m x 2.95m)

Window to the front aspect, radiator.

### Kitchen/Diner

13' 0" x 14' 11" (3.96m x 4.55m)

Two windows to the rear aspect, radiator, under stairs pantry cupboard, range of wall mounted and base level units with quartz work surface over and inset sink with waste disposal and drainer, space for a range style cooker with extractor hood over, integral fridge/freezer and dishwasher, door to:

### Utility

9' 8" x 5' 9" (2.95m x 1.75m)

Window to the rear aspect, radiator, external door to rear, range of wall mounted and base level units with quartz work surface over and inset sink with drainer, space for washing machine and tumble dryer under, wall mounted boiler.

### First Floor

### Landing

Window to the rear and front aspect, opening to provide a study space, loft hatch, storage cupboard, doors to:



## Master Bedroom

18' 9" x 10' 9" (5.71m x 3.28m)

Two windows to the rear aspect,  
radiator, door to:

## En-suite

Radiator, WC, wash hand basin, shower  
cubicle.

## Bedroom Two

12' 6" x 10' 3" (3.81m x 3.12m)

Window to the front and side aspect,  
radiator.

## Bedroom Three

15' 4" x 6' 8" (4.67m x 2.03m)

Two windows to the front aspect,  
radiator.

## Bedroom Four

8' 7" max x 10' 0" (2.62m x 3.05m)

Window to the side and rear aspect,  
radiator, loft hatch.

## Family Bathroom

Window to the rear aspect, Velux  
window to rear, radiator, wash hand  
basin, WC, bath with shower  
attachment over, airing cupboard.



## External

### Front

Attractive, enclosed front garden laid to lawn with ornamental beds, borders and raised seating area at head, 2 car driveway leading to attached single garage, access to rear at both sides.

### Garage

18' 9" x 9' 2" (5.71m x 2.79m)

Light and power, up and over door, window to the rear aspect, pedestrian door to rear.

### Rear

Large rear garden predominantly laid to lawn with ornamental beds, borders and trees, attached brick built store, timber storage shed, pedestrian door to garage.

## Agent Notes

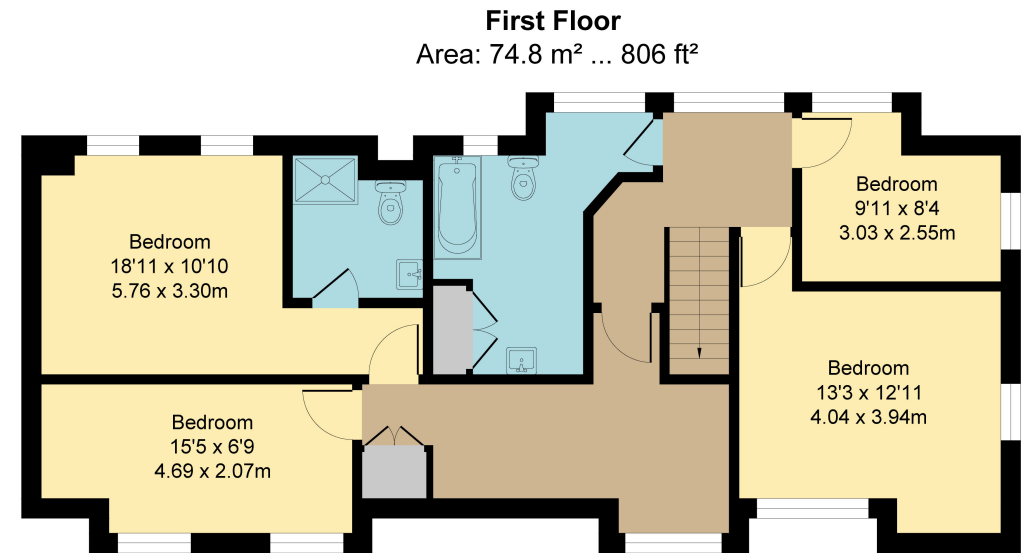
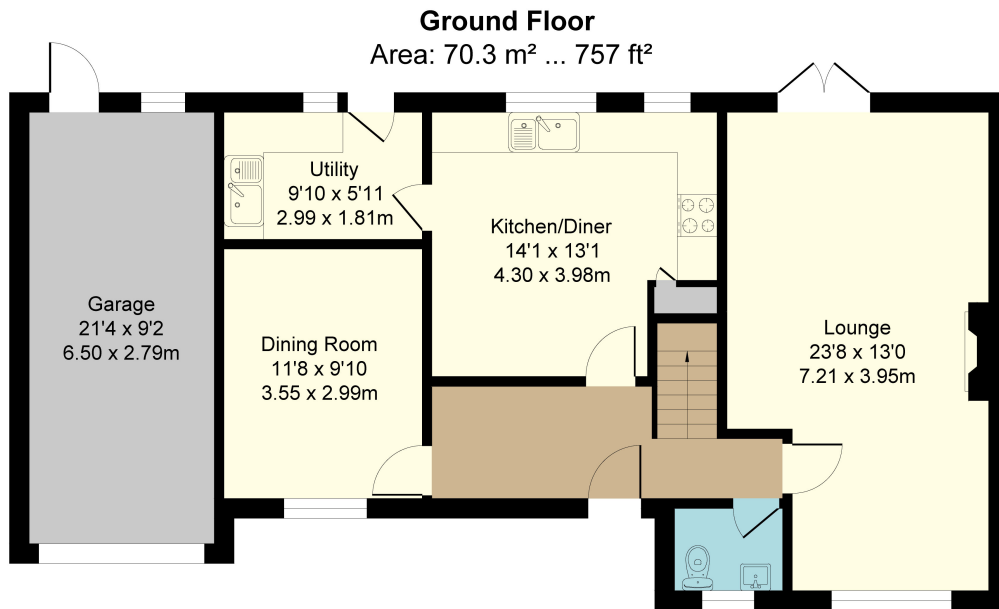
### Weston

This picturesque village is popular with ramblers, horse riders and cyclists and is situated within North Hertfordshire located 4 miles north of Stevenage and 2.5 miles south of Baldock. There is easy access to the A505, A507 and A1(M) making it a super destination for commuters looking for a peaceful retreat at the end of a hard day in the office. Within the village there is a highly regarded C of E Primary School that feeds into Knights Templar, a general village store with post office, two village pubs and a village hall that hosts many local events. Holy Trinity Church is the parish church which hosts classical musical concerts throughout the year and in the churchyard is the supposed grave of the legendary giant Jack O' Legs. A lovely place to live and play!

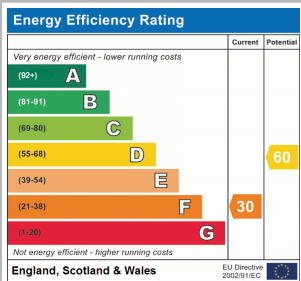




## 20 Hitchin Road, Weston



Total Area: 145.1 m<sup>2</sup> ... 1563 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



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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