



Wilton Road, Hitchin, Hertfordshire. SG5 1SS





3 Bedroom Terraced House

Guide Price £500,000 Freehold

An attractive 1930's built family home located in a popular and established cul-de-sac that is well placed for many amenities including the station, good schools covering all age ranges and the vibrant town centre.

The spacious and well-presented accommodation comprises entrance hall, cloakroom, lounge with open fireplace, fitted kitchen/dining room and garden room with part vaulted ceiling to the ground floor. To the first floor are three good size bedrooms and a refitted bathroom. Stairs then rise to the bonus loft room with additional eaves storage. Externally, there is off road parking for one car to the front and a private, low maintenance rear garden.

- Well presented family home
- Three good sized bedrooms
- Loft room
- Refitted bathroom
- Fitted kitchen/dining room
- Garden room
- Off road parking
- Pleasant rear garden
- 1 mile from Hitchin railway station
- EPC rating D. Council tax band C



Ground Floor

Front Door:

Double glazed front door with double glazed flank window.

Entrance Hall:

Stairs to first floor with cupboard under. Cloaks cupboard. Tiled floor to the entrance area with the remainder being wood effect vinyl tile flooring.

Cloakroom:

A white suite comprising low level wc with concealed cistern and wash hand basin. Extractor fan. Wood effect flooring.

Living Room:

Abt. 12' 5" x 10' 9" (3.78m x 3.28m) Abt. 12' 5" x 10' 9" (3.78m x 3.28m) Double glazed bay window to front. Feature open fireplace with tiled and decorative wood surround and slate hearth. Radiator. Television point. Wood effect flooring.

Kitchen/Dining Room:

Abt. 17' 1" x 10' 11" (5.21m x 3.33m) Abt. 17' 1" x 10' 11" (5.21m x 3.33m) A good size kitchen/dining room comprising a range of eye and base level units with ample worktops. Single drainer stainless steel sink unit. Electric range cooker to remain. Plumbing for automatic washing machine. Space for fridge/freezer. Wall mounted gas boiler. Tiled splashback area. Double glazed window to rear. Single glazed sliding patio doors leading to the garden room. Inset ceiling lights. Vinyl tiled flooring.

Garden Room:

Abt. 8' 9" x 8' 5" (2.67m x 2.57m) Abt. 8' 9" x 8' 5" (2.67m x 2.57m)

Double glazed french doors leading to the rear garden. Part vaulted ceiling. Double glazed velux window. Vinyl tiled flooring.

First Floor

Landing:

Stairs leading up to the loft room. Carpet as fitted.

Bedroom One:

Abt. 11' 0" x 10' 9" (3.35m x 3.28m) Abt. 11' 0" x 10' 9" (3.35m x 3.28m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 11' 0" x 10' 3" (3.35m x 3.12m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8' 2" x 6' 6" (2.49m x 1.98m) Double glazed window to front. Radiator. Vinyl tiled flooring.

Bathroom:

A refitted suite comprising a walk in shower area with shower and glass screen, vanity unit with inset double width wash hand basin and low level wc. Heated towel rail. Double glazed window to rear. Fully tiled walls and flooring.

Second Floor

Loft Room:

Abt. 15' 9" x 9' 9" (4.80m x 2.97m) Double glazed velux window to rear. Eaves storage space. Radiator. Air conditioning unit. Vinyl tiled flooring

Outside

Front:

Off road parking for one car.

Rear Garden:

A good sized rear garden with a block paved patio area leading to an artificial lawn and steps leading to a barked area with two metal sheds. Outside tap. Outside light.

Additional Information:

Location and Amenities:

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

Agents Note:

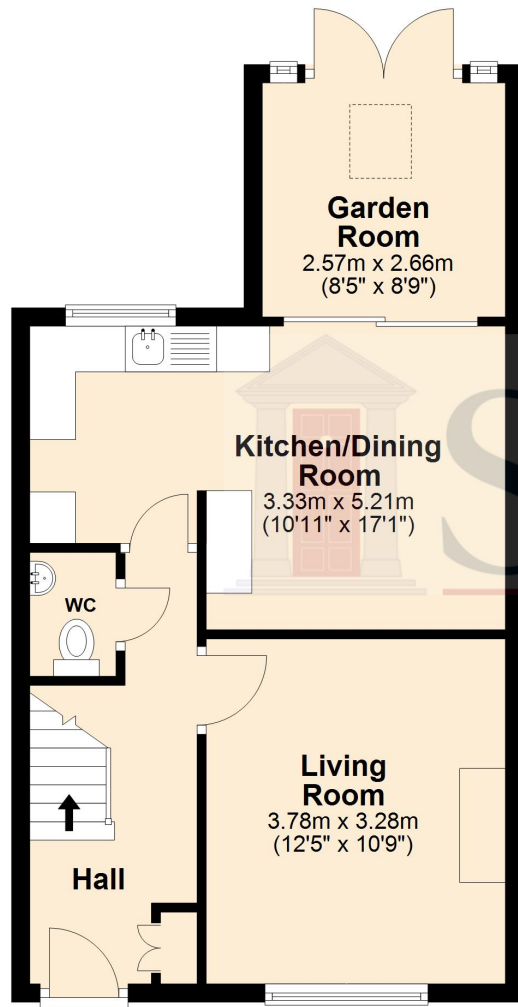
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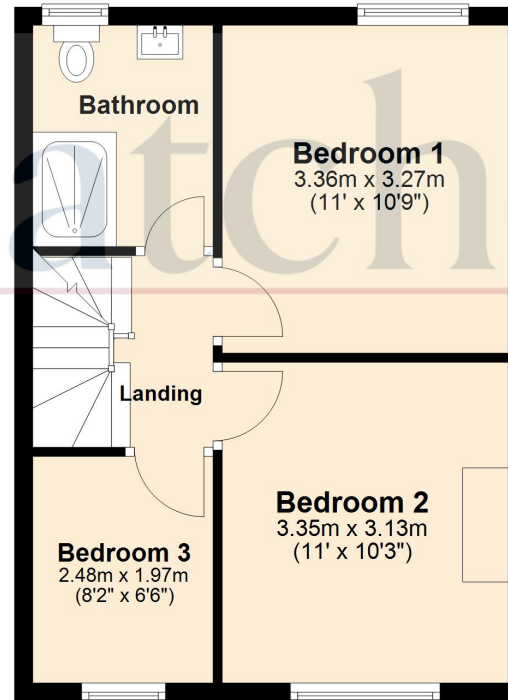


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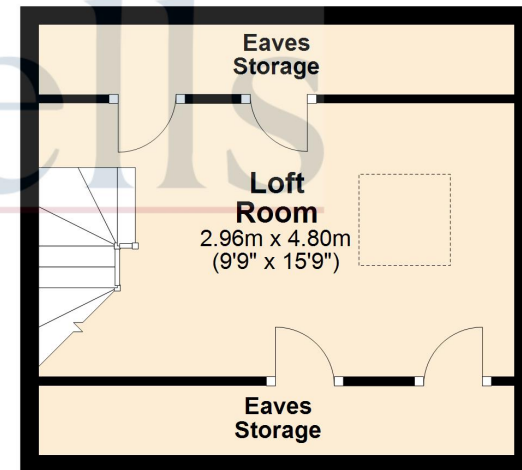
Ground Floor



First Floor



Loft Room



For illustrative 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.