Brampton Park Road

Hitchin,
Hertfordshire, SG5 1XF
Guide Price £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom semi-detached house situated in a popular location close to the town centre and train station. The property boasts huge potential to make a fabulous family home, with modernisation required throughout to make your own mark. Benefiting from a good sized rear garden and off road parking.

- A three bedroom 1930's semi-detached house
- Sought after location near to town centre
- A renovation project with huge potential
- In need of complete modernisation
- Good sized rear garden
- Close to excellent schools
- Benefits from off road parking
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google maps)

Ground Floor

Storm Porch

Step up to front door. Outside light.

Entrance Hall

Stairs to first floor. Under stairs storage cupboard with window to side. Two windows to front.

Living Room

12' 9" x 12' 2" (3.89m x 3.71m)
Box window to front. Open feature fireplace.

Dining Room

12' 6" x 11' 3" (3.81m x 3.43m)
Feature fireplace. Sliding doors to rear garden.

Kitchen

8' 6" x 6' 8" (2.59m x 2.03m)
A range of floor and wall mounted units with worktop over. Inset sink with taps over. Space and services for cooker and washing machine. window to side. Walk through to lobby area.

Lobby

Space and services for fridge/freezer. Storage cupboard housing wall mounted boiler. Additional Storage cupboard with frosted window to rear. Door to side leading onto patio area..

First Floor

Landing

Window to side. Access to loft hatch.

Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)
Built in storage cupboard. Window to front.

Bedroom Two

11' 9" x 10' 11" (3.58m x 3.33m)
Storage cupboard housing hot water cylinder. Window to rear.

Bedroom Three

8' 2" x 8' 0" (2.49m x 2.44m)
Window to front.

Bathroom

A white with chrome effect suite comprising wash hand basin, panel bath and W.C. Frosted window to side.

Outside

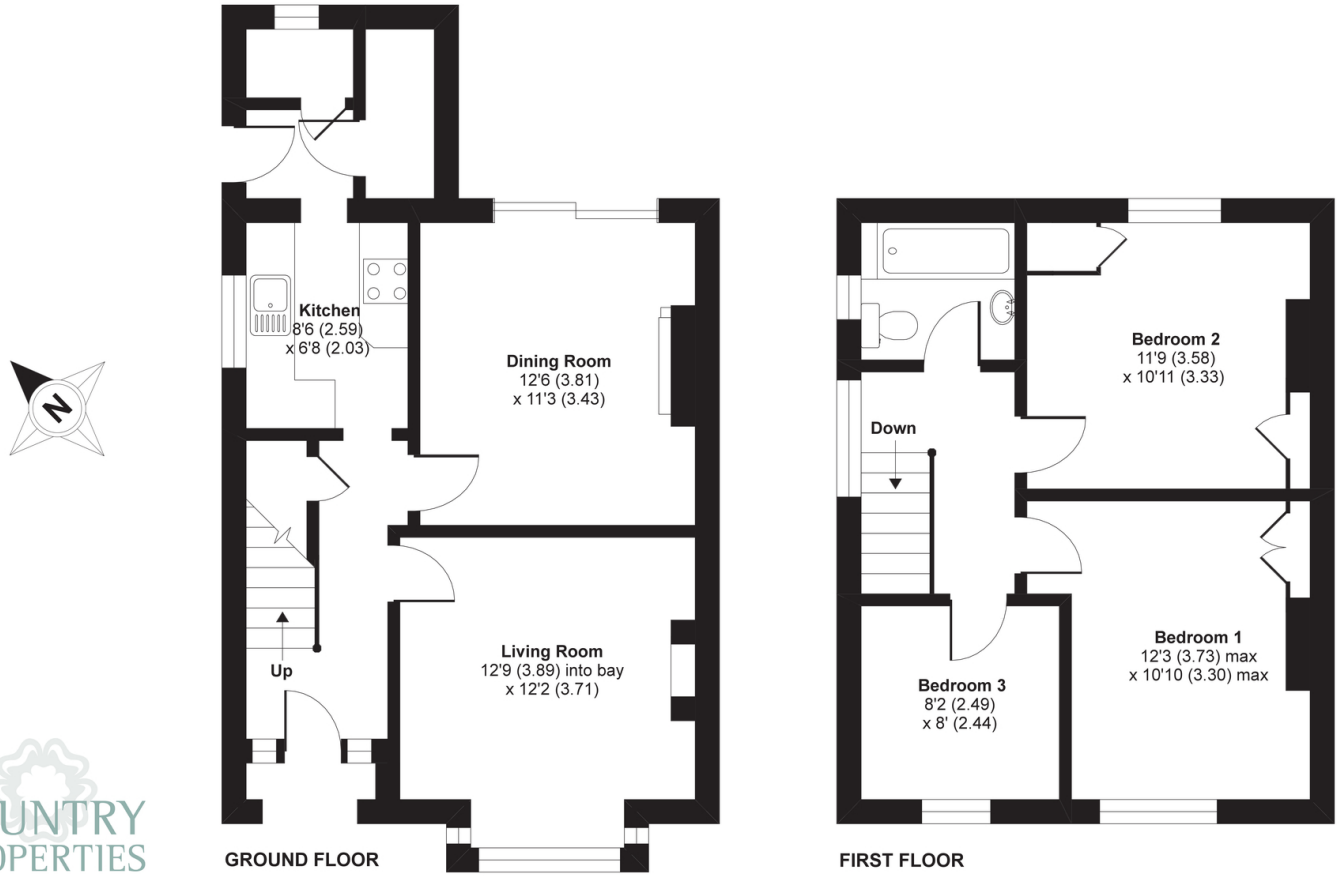
Front Garden

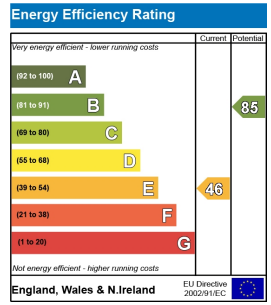
Concreted area. Shingle area with raised beds. Established plants, shrubs and trees. Secure gated access to rear garden and off road parking.

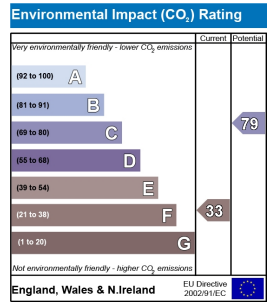
Rear Garden

Concreate area. Mainly laid to lawn with established plants, shrubs and trees. Wooden shed. Secure gated access to front of property.

APPROX. GROSS INTERNAL FLOOR AREA 941 SQ FT 87.4 SQ METRES







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Viewing by appointment only

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