



Burford Way

Hitchin,
Hertfordshire, SG5 2XE
Guide Price £435,000

country
properties

Offered for sale with no onward chain. We are delighted to present this superb three bedroom semi-detached property that has been beautifully refurbished by the current owners to a high standard throughout. The property occupies a fantastic plot of approximately 0.09 of an acre, boasting a large rear garden in the region of 85ft, which backs onto allotments and Oughtonhead Common Nature Reserve.

This home offers wonderfully light and superbly balanced accommodation throughout, arranged over two floors. As you step through the front door, you enter an entrance hall laid with solid oak flooring leading straight down to the kitchen, and with stairs rising to the first floor. Moving from the front door to the left, there is a wonderful living room with a feature fireplace and large front window allowing an abundance of natural light to stream in. Glazed double doors lead you through into the dining room, which in turn offers patio doors out to the rear garden. Next, you have the kitchen, which has been completely redesigned and fitted with Neff appliances throughout, including induction hob, dishwasher, and a double oven, with the top oven also functioning as a built-in microwave and the bottom featuring the famous Slide&Hide door. The kitchen has been thoughtfully designed to maximise storage, including a full height larder cupboard, and also has the added benefit of a Switch filter tap at the double sink. Just outside the backdoor, the covered passageway leads you to the front storeroom, which has been converted into a lovely practical utility room, again with plenty of built-in storage, including a bespoke fitted laundry cupboard, as well as hot water facilities at the large ceramic sink and services for appliances. To the rear of the utility room is a refurbished W.C., as well as a useful outside store room with fitted shelves. Back in the house, as you walk up the stairs you'll find a lovely family bathroom at the top, along with a generous landing and a large airing cupboard housing the new combi-boiler. There are three light and airy bedrooms, two of which are really good sized doubles, and the current owners comfortably have a king size bed in the main bedroom at the front of the house. There is ample space for wardrobes and other bedroom furniture in all rooms, and the second and third bedrooms also benefit from practical built-in storage cupboards.

Outside the property, the South-facing front garden sits behind a neat privet hedge, and has been landscaped and planted with pretty borders surrounding a lawn with a mature cherry tree in the centre, and offers a pathway leading to the front door. To the rear is a tremendous garden that has also been landscaped, featuring a large decked area at the back of the house as well as a large patio in the centre of the garden, ideal for entertaining. It is mostly laid to lawn, with a pretty planted bed, mature shrubs, and two beautiful apple trees, making the garden fairly maintenance free and perfect for a family, hosting friends and family for barbecues in the summer months, or simply relaxing and enjoying the peace and quiet it benefits from thanks to its wonderful location.

Overall the current owners have put a lot of time and effort into this property and have added real quality throughout. All the rooms have new light fittings and blinds and have been decorated with Farrow & Ball paint. Viewings are highly recommended to appreciate this wonderful home.

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 restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- A wonderful three bedroom semi-detached family home
- Refurbished and modernised throughout by the current owners
- Landscaped front and rear gardens
- Separate reception rooms and laundry room
- 1.7 mile, 33 mins walk to Hitchin Train Station (as per Google Maps)
- 1.5 miles, 29 mins walk to Hitchin town centre (as per Google Maps)

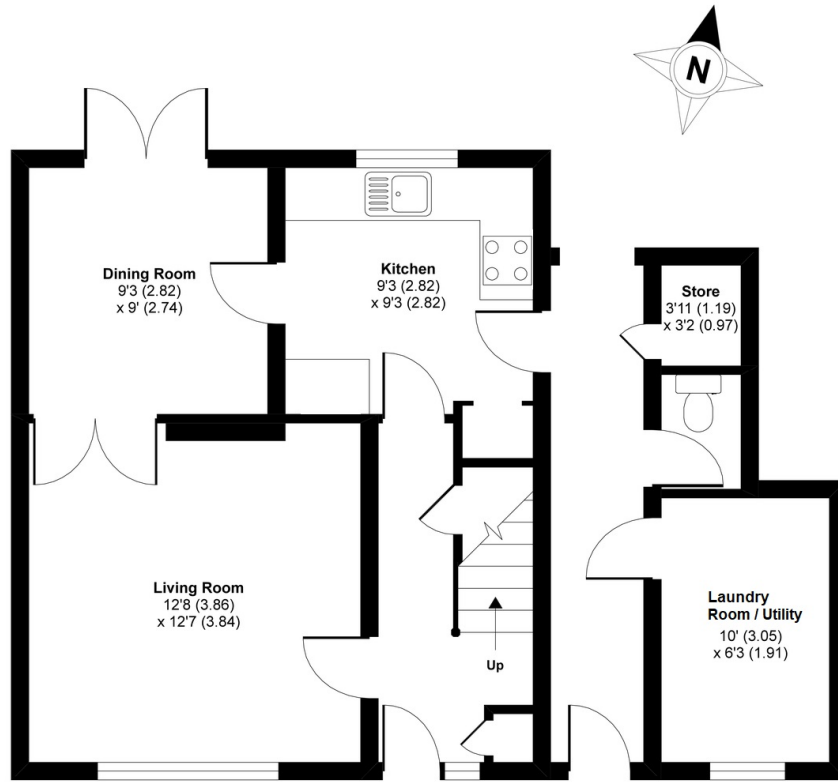




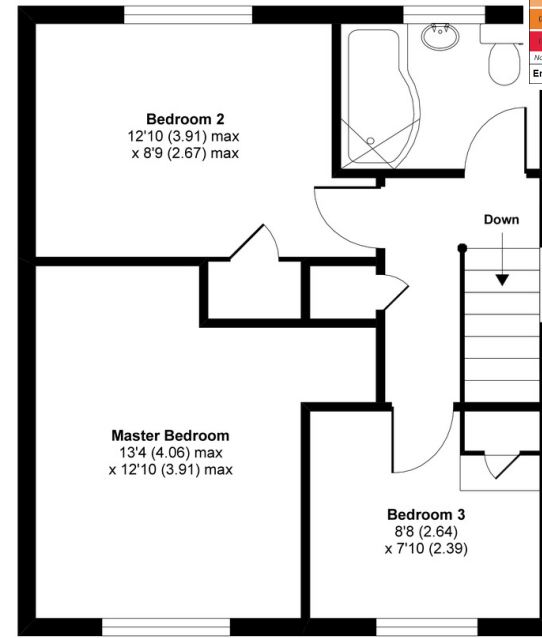


Approximate Area = 1030 sq ft / 95.7 sq m

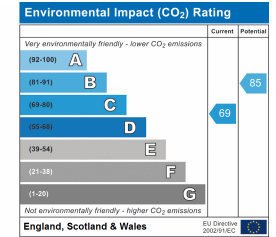
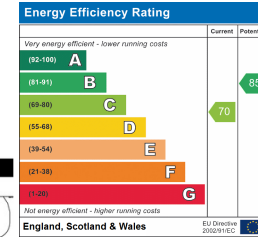
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 606671



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

Viewing by appointment only

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