



John Hall Court
Offley, Hitchin,
Hertfordshire, SG5 3FP
Guide Price £475,000

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This well presented three bedroom end terrace home offers generous living space arranged thoughtfully over three floors, ideal for modern family life. Set in a desirable location, the property combines contemporary comfort with a welcoming atmosphere throughout.

The ground floor features an inviting entrance hall leading to a convenient WC and a bright kitchen/breakfast room, perfect for everyday dining. To the rear, the spacious living room provides a cosy retreat, complete with a log burner and double doors opening onto the southerly facing rear garden, a wonderful spot for relaxing or entertaining.

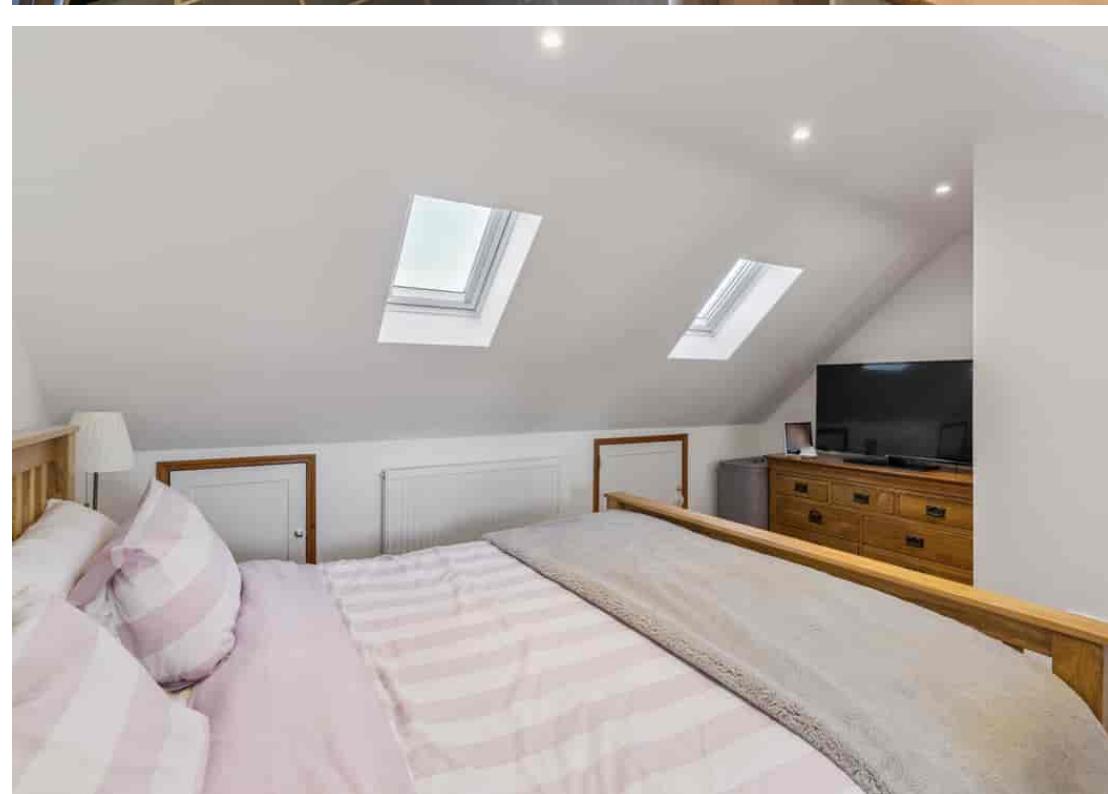
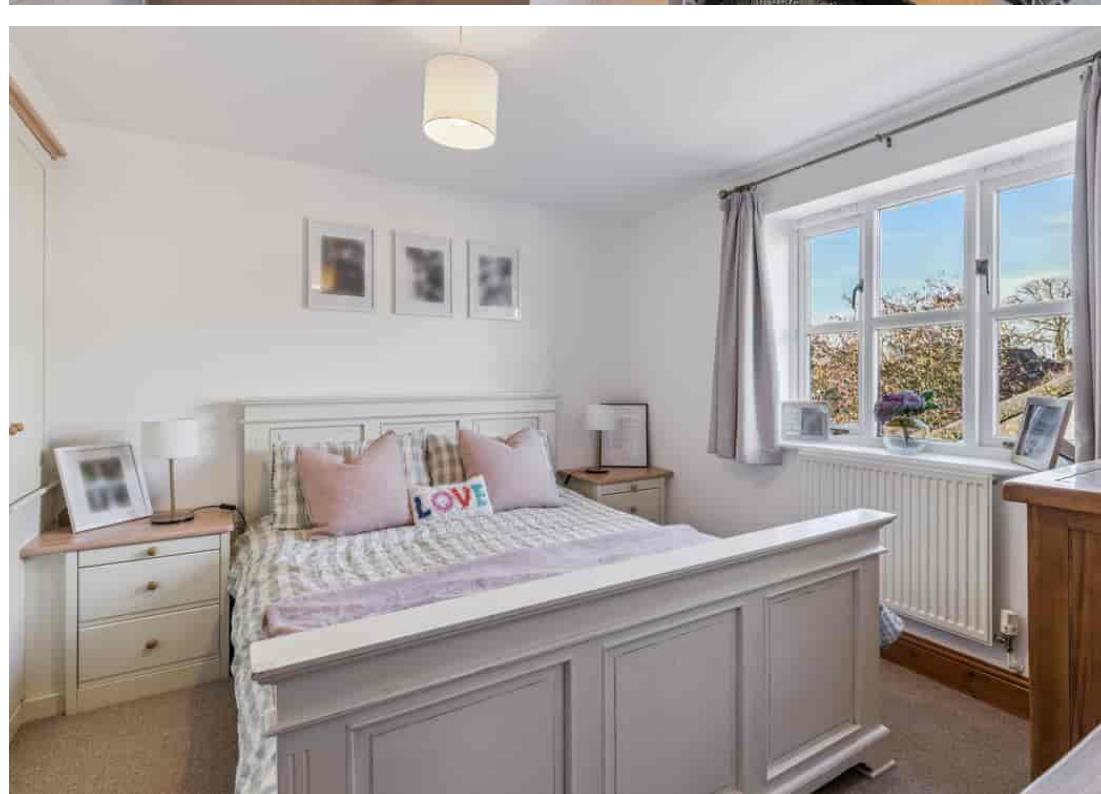
The first floor hosts two well proportioned double bedrooms, a versatile study, and a spacious family bathroom. The top floor is dedicated to an impressive double bedroom with its own ensuite shower room, offering a private haven ideal for guests or a main bedroom suite.

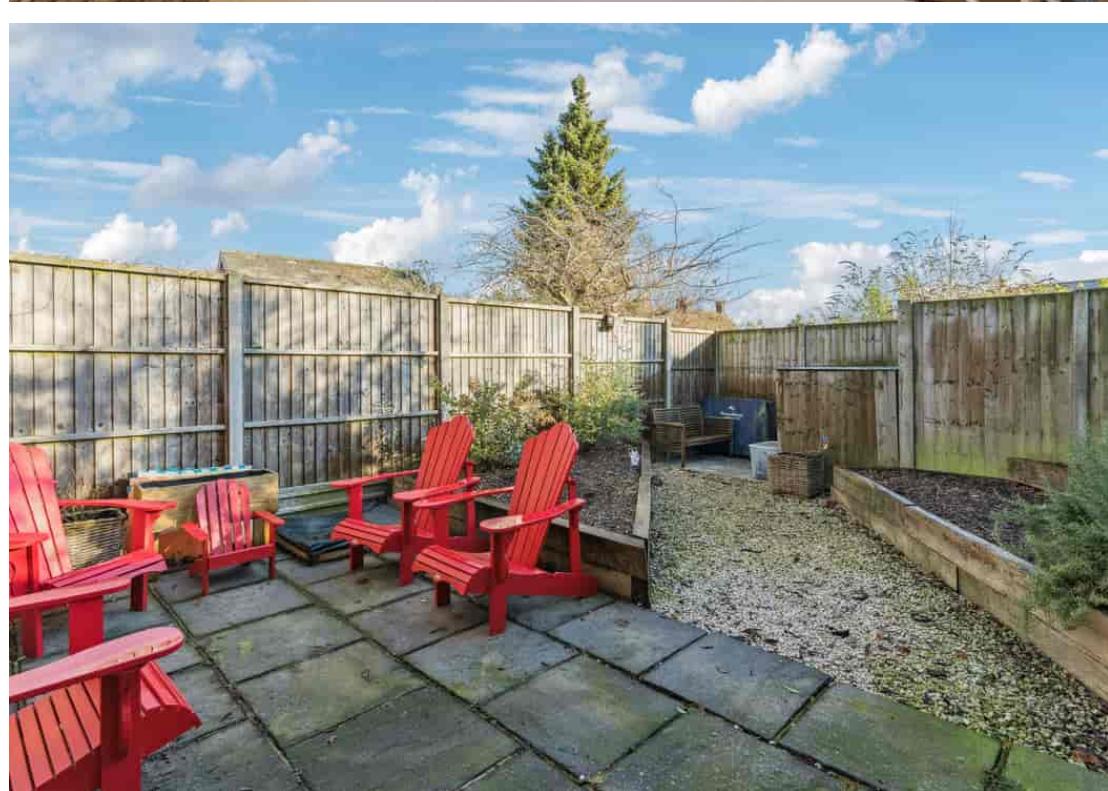
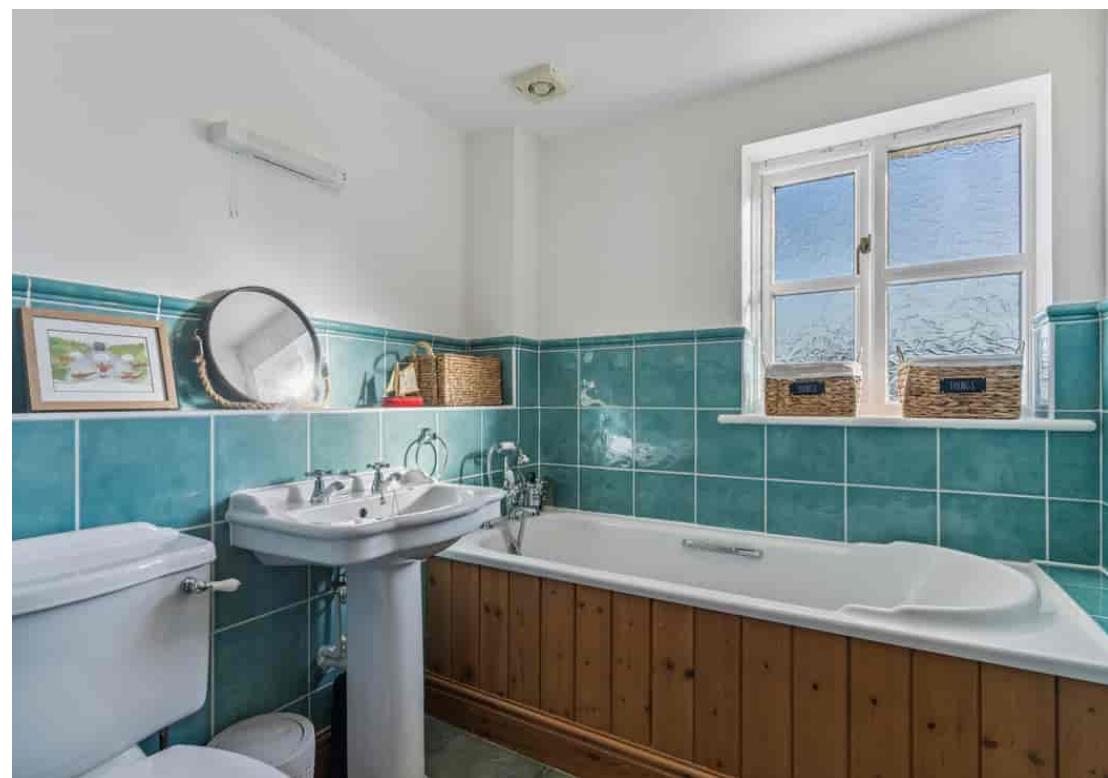
Outside, the property benefits from a single garage with parking and a neatly enclosed rear garden with gated side access, providing both practicality and privacy.

Offley Village is a sought-after village in rolling countryside. It has a primary school, post office/general store, hairdressers, several public houses/restaurants, and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton.

- Extended end terrace family home
- Three bedrooms and study
- Spacious kitchen/breakfast room
- Primary bedroom with ensuite shower room
- Southerly facing rear garden
- Single garage with parking
- 12 mins drive, 4.8 miles to Hitchin train station (as per Google maps)
- 7 mins drive, 3.4 miles to Hitchin town centre (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 37.7 sq m / 406 sq ft
 First Floor = 36.7 sq m / 395 sq ft
 Second Floor = 21.9 sq m / 236 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 107.7 sq m / 1,160 sq ft

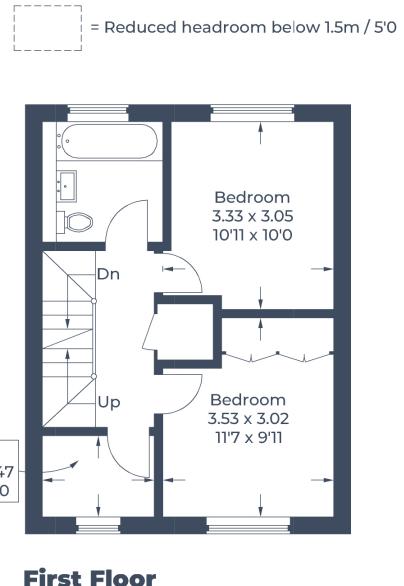
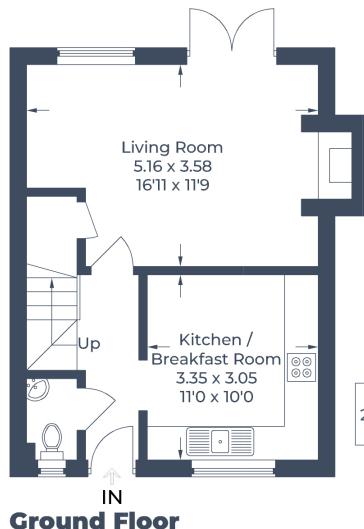


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 measurements are approximate, not to scale.
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Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX
 T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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