



Symonds Road, Hitchin, Hertfordshire. SG5 2JJ





3 Bedroom Semi-Detached House

£450,000 Freehold

Early viewing is recommended on this beautifully presented semi detached property located on a no through road within easy walking distance of Hitchin's historic town centre and mainline railway station.

Internally the accommodation comprises entrance hall, a good size lounge with bay window and a well-appointed kitchen/dining room with integrated appliances to the ground floor. Upstairs are three light and airy bedrooms and the family bathroom. Externally are attractive gardens to the front and rear along with off road parking for two cars.



- Modern family home
- Three bedrooms
- Lounge with bay window
- Well appointed kitchen/dining room
- Bathroom
- Attractive gardens
- Off road parking for two cars
- Walking distance to town centre
- Must be viewed
- Awaiting EPC. Council tax band D

Ground Floor

Front Door:

Hardwood front door with stained glass centre pane.

Entrance Hall:

Stairs to first floor. Radiator. Laminate flooring.

Lounge:

Abt. 17' 2" into bay x 10' 4" (5.23m x 3.15m) Double glazed bay window to front. Radiator. Television point. Telephone point. Dado rail. Radiator. Laminate flooring.

Kitchen/Dining Room:

Abt. 13' 8" x 9' 1" (4.17m x 2.77m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample solid wood worktops. Ceramic butler style sink with swan mixer tap. Built in five ring gas hob, electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Plumbing for automatic washing machine. Cupboard housing gas boiler. Tiled splashback area. Double glazed door and window to rear. Large understairs storage cupboard. Radiator. Laminate flooring.

First Floor

Landing:

Access to a part boarded loft space via a retractable ladder. Airing cupboard. Carpet as fitted.

Bedroom One:

Abt. 13' 9" x 9' 3" (4.19m x 2.82m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 10' 4" x 7' 5" (3.15m x 2.26m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 7' 0" x 6' 2" (2.13m x 1.88m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

A white three piece suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level wc. Part tiled walls. Heated towel rail. Double glazed window to side. Extractor fan. Vinyl tiled flooring.

Outside

Front Garden:

An attractive front garden with a variety of plants, flowers, shrubs and decorative slate. A path leads to the front door.

Rear Garden:

A pleasant fully enclosed rear garden with a paved patio area that leads to an established lawn. Plant and flower borders. Outside tap. Timber shed to remain. Gated side access.

Parking:

A driveway to the side provides off road parking for two cars.

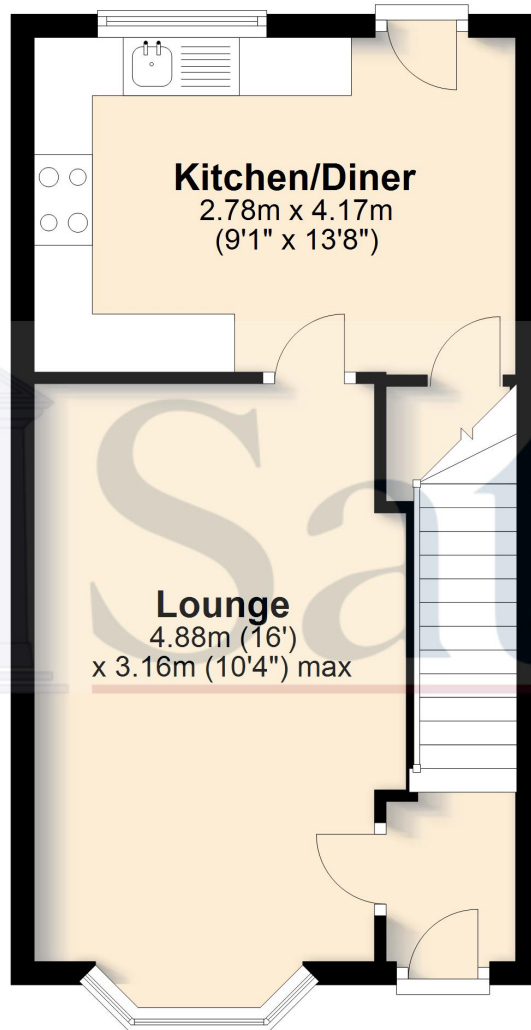




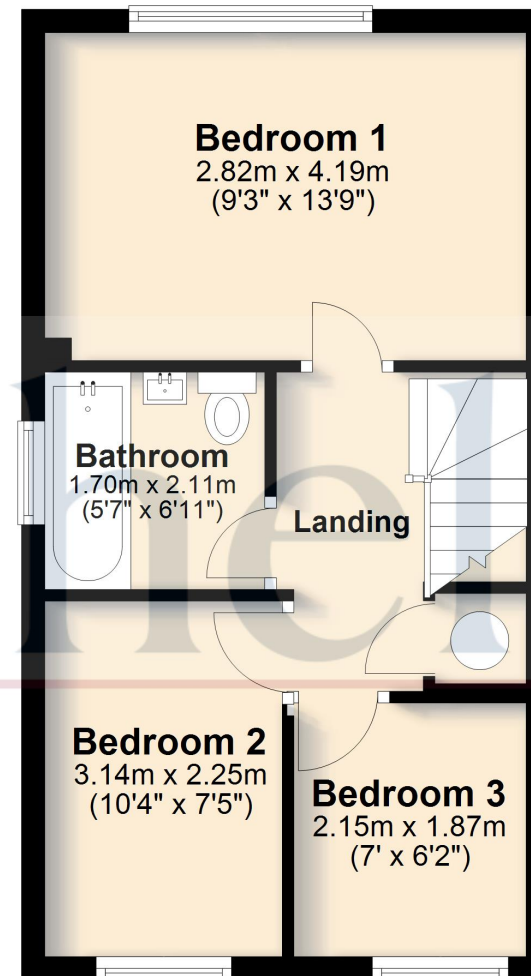
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Ground Floor



First Floor



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.