



Wilshere Crescent, Hitchin, Hertfordshire. SG4 0PJ





3 Bedroom End of Terrace House Offers Over £500,000 Freehold

This extended property provides ample space for the growing family and is located in the highly sought after area of east Hitchin, within walking distance of Hitchin's historic town centre, mainline railway station and open countryside.

- Extended family home
- Three double bedrooms
- En-suite to master bedroom
- Three large reception rooms
- Fitted kitchen/breakfast room
- Utility room
- Ground floor cloakroom
- Front and rear gardens
- Driveway parking for several cars
- EPC rating C. Council tax band C.

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor. Radiator. Laminate flooring.

Cloakroom:

A white suite comprising low level wc and wash hand basin. Tiled splash back area. Radiator. Double glazed window to front. Laminate flooring.

Lounge:

Abt. 18' 6" x 12' 6" (5.64m x 3.81m) An extended lounge with double glazed bay window to front and double glazed window to front. Two radiators. Television point. Coved ceiling. Laminate flooring.

Dining Room:

Abt. 14' 10" x 11' 5" (4.52m x 3.48m) Two sets of double doors lead to the garden room. Feature fireplace with inset coal effect living flame gas fire. Radiator. Laminate flooring.

Family Room:

Abt. 14' 10" x 10' 10" (4.52m x 3.30m) Double glazed French doors to rear garden. Double glazed window to rear. Radiator. Laminate flooring.

Kitchen/Breakfast Room:

Abt. 18' 7" x 11' 0" (5.66m x 3.35m) A well appointed kitchen/breakfast comprising a comprehensive range of eye and base level units with ample work surfaces incorporating a breakfast bar. Composite single drainer sink unit. Built-in five ring gas hob with extractor hood over. Built-in eye level double electric oven. Integrated dishwasher. Space for fridge/freezer. Tiled splashback area. Dual aspect double glazed windows to side and rear.

Utility Room:

Abt. 6' 11" x 6' 7" (2.11m x 2.01m) Base level units with ample work surfaces. Plumbing for automatic washing machine. Wall mounted gas boiler. Double glazed door and window to rear. Radiator. Tiled flooring.

First Floor:**Landing:**

Double glazed window to front. Loft access. Airing cupboard. Carpet as fitted.

Bedroom One:

Abt. 11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to rear. Built-in wardrobe. Radiator. Carpet as fitted.

En-Suite:

A white four piece suite comprising shower cubicle with shower, vanity unit with inset wash hand basin, low level wc and bidet. Fully tiled walls. Double glazed window to rear. Radiator. Laminate flooring.

Bedroom Two:

Abt. 9' 8" x 14' 5" (2.95m x 4.39m) Double glazed window to rear. Radiator. Built-in wardrobe. Laminate flooring

Bedroom Three:

Abt. 18' 6" x 7' 8" (5.64m x 2.34m) An extended bedroom with twin aspect double glazed windows to front. Shelved storage area. Two radiators. Laminate flooring.

Bathroom:

A coloured suite comprising panelled bath with shower over and glass shower screen. Pedestal wash hand basin. Fully tiled walls. Double glazed window to rear. Radiator. Laminate flooring.

Outside:**Rear Garden:**

A good sized rear garden that is laid mainly to lawn. Garden shed to remain. Vegetable plot. Outside lights. Side access.

Front Garden:

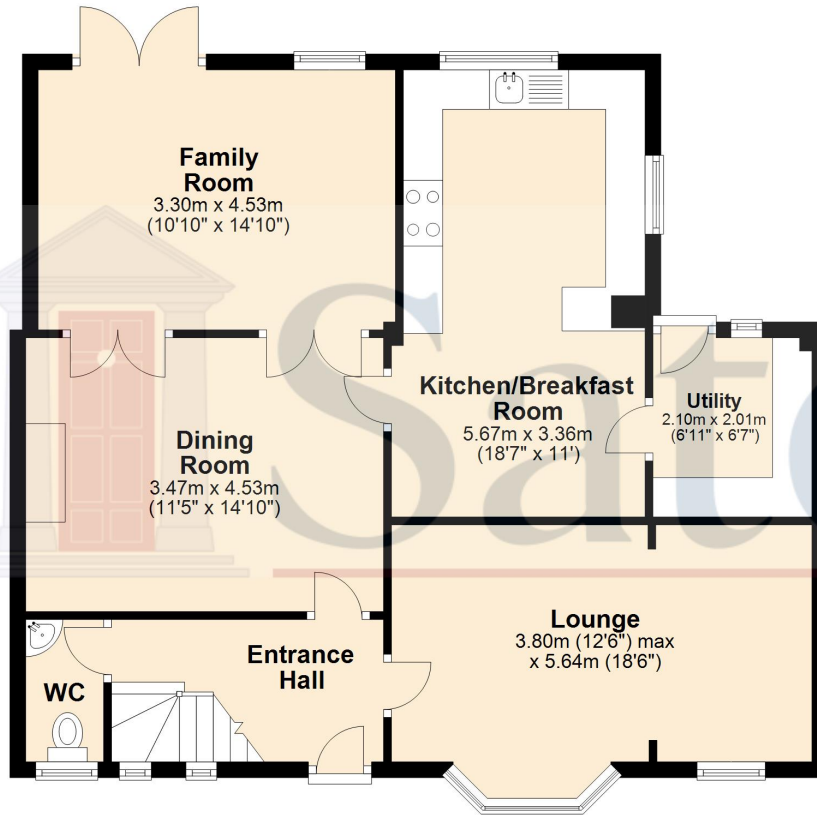
A block paved frontage provides off road parking for four cars. Area laid to lawn with retaining hedge.



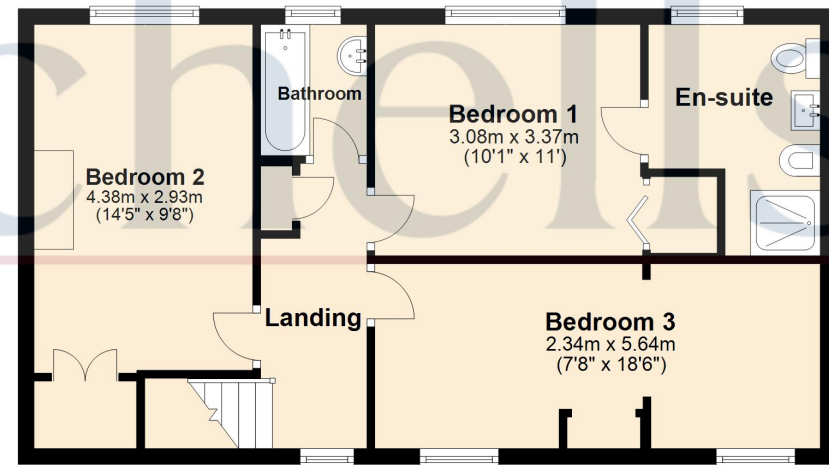


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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.