Grovelands Avenue

Hitchin,
Hertfordshire, SG4 0QU
Guide Price £560,000

COUNTRY PROPERTIES
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Located in a residential area in the highly sought-after 'Rose Hill area' is this three bedroom family home. This location is highly popular with families and is close to local schooling as well as in walkable distance to the town centre, train station and local amenities. The property has the additional benefit of being sold with no onward chain.

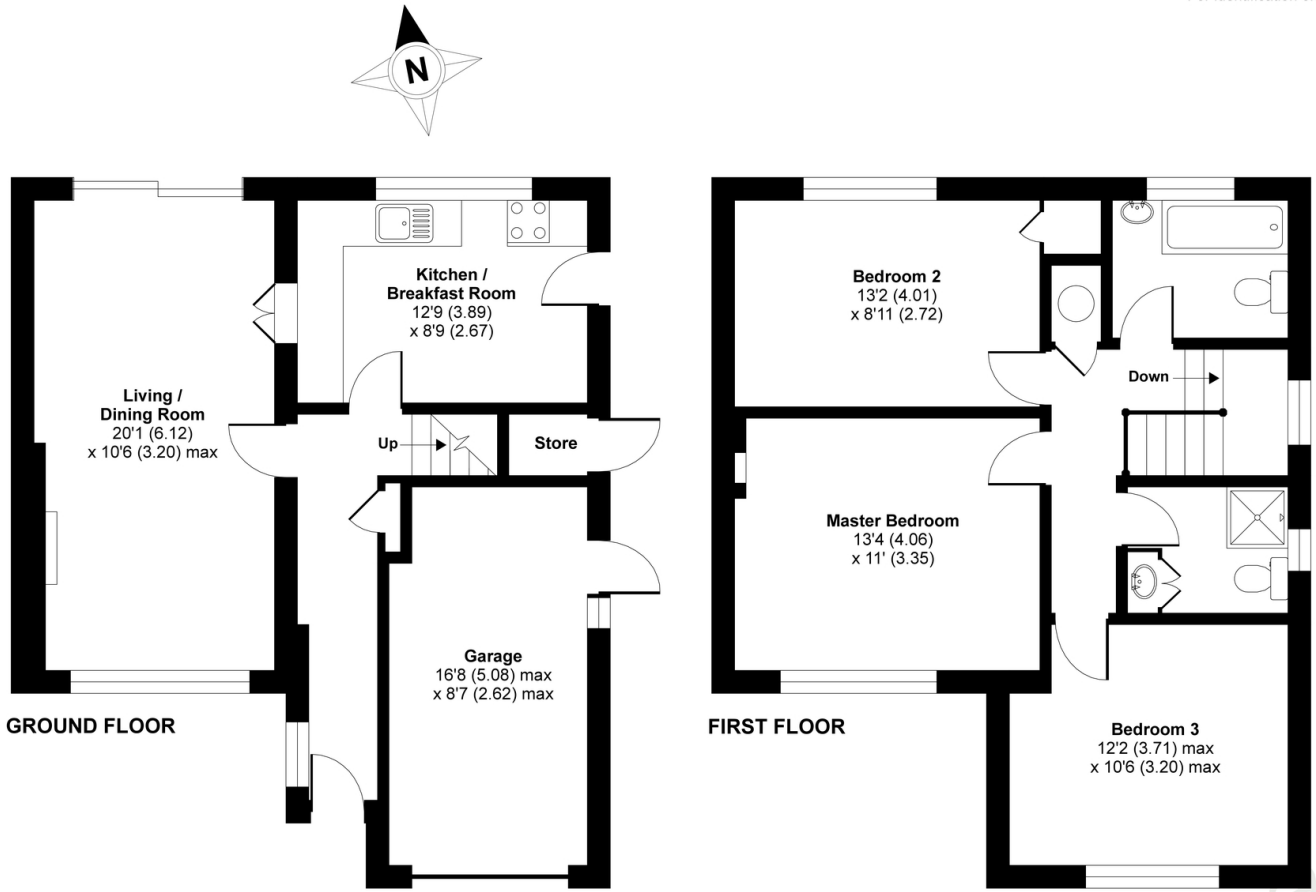
The accommodation commences on the ground floor with a generous entrance hall that offers stairs to the first floor accommodation and access to; the living/dining room with feature fireplace and is dual aspect with a large window to the front and patio doors to the rear allowing plenty of light to flow through and giving access to the rear garden. There is also a serving hatch through to the Kitchen. The kitchen is of good size with a range of units a cupboards and there is space and services for a fridge/freezer, washing machine, tumble dryer and cooker. There is a window over looking the rear garden and side door for access. On the first floor there are three generous bedrooms, a three piece bathroom suite and a separate three piece shower suite. From the landing there is loft access and an airing cupboard.

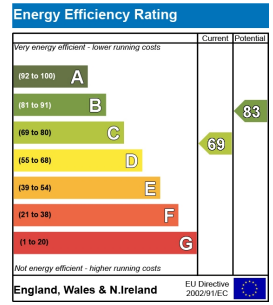
Outside and to the front of the property is a well maintained lawn with shrub borders. A driveway providing off road parking and access to the garage and side access to the rear. The rear garden starts with a patio areas and then steps up to a lovely mainly laid to lawn and enclosed by timber fencing and plant borders.

- Three bedroom family home in a sought after residential area
- Generous living/dining room with dual aspect window and patio door
- Driveway and garage providing off road parking
- Separate bathrooms and shower rooms
- 0.9 mile, 19 mins walk to Hitchin Mainline Train Station (as per Google maps)
- 1.6 miles, 32 mins walk to Hitchin town centre (as per Google maps)
- NO UPWARD CHAIN

Approximate Area = 1170 sq ft / 108.7 sq m (includes garage & excludes store)

For identification only - Not to scale





Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 780302

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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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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