



**Hawthorn Close**  
Hitchin,  
Hertfordshire, SG5 2BW  
Guide Price £725,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This wonderful two bedroom detached bungalow is situated on a large corner plot on the popular Willows Development in Hitchin. The property was lovingly refurbished by the current family and includes a beautiful hand made Kitchen. The living room offers dual aspect windows and opens on to both the kitchen/dining area and the conservatory. The accommodation is finished off with two bedrooms with ensuite to master, the family bathroom and a further utility room. There is also further potential to extend (STPP) and the property is being sold chain free.

Two bedroom detached bungalow

- Sought after location on the Willows Estate
- Open Plan spacious Kitchen/Diner
- Living room and separate Conservatory
- Master bedroom with en suite
- Corner plot with gardens to three aspects
- Driveway providing ample parking
- 0.5 mile, 10 mins walk to Hitchin Town Centre (via Google Maps)
- 1.3 mile, 27 min walk to Hitchin train station (as per Google maps)

## Ground Floor

### Porch

Brick built open porch. Front door to

### Entrance Hall

Access to loft. Window to front. Open plan to kitchen and doors to

### Kitchen

24' 11" x 22' 6" (7.59m x 6.86m)

Fitted kitchen comprising a range of floor and wall mounted units with worktop over. Inset one and a half stainless steel sink with mixer tap over. Integrated oven, four ring induction hob with extractor over, microwave, fridge/freezer, washing machine and dishwasher. Island breakfast bar with storage under. Double doors to living room. Single door and internal window to utility room. Double doors to front.

### Utility Room

6' 8" x 10' 0" (2.03m x 3.05m)

Large roof light. Two windows and door to rear.

### Living Room

14' 5" x 19' 5" (4.39m x 5.92m)

Feature fireplace. Two windows to side. French doors and internal window leading to the conservatory.



## Conservatory

9' 2" x 10' 5" (2.79m x 3.17m)

Windows to all sides. Door to side leading to rear garden.

## Master Bedroom

11' 10" x 17' 0" (3.61m x 5.18m)

Bay window to side. Built in cupboard.

Double doors to

## En Suite

White with chrome effect three piece suite comprising shower cubicle, wash hand basin with vanity unit and W.C. Built in cupboard. Frosted window to side.

## Bedroom Two

11' 10" x 12' 0" (3.61m x 3.66m)

Window to front. Bay window to side.

## Family Bathroom

White with chrome effect three piece suite comprising bath with shower over, wash hand basin and W.C. Built in cupboard. Frosted window to front.

## Outside

### Front Garden

Low brick wall to corner plot boundary. Paved with driveway for up to three vehicles. Raised brick border with established plants and shrubs.

### Rear Garden

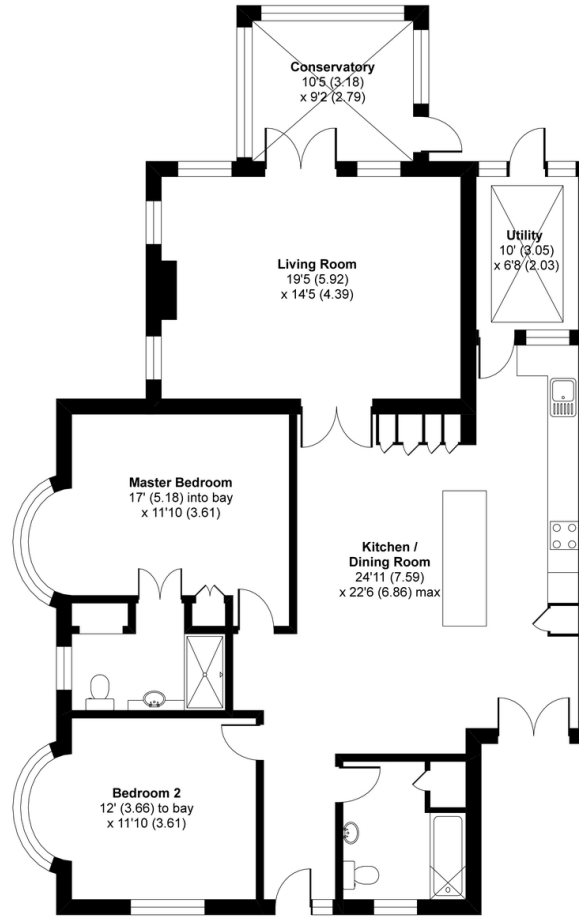
Mainly paved rear garden with established raised brick flower beds with established shrubs and plants. Part of garden covered in shingle. Timber shed.





Approximate Area = 1522 sq ft / 141.4 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	65	79
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	65	79
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 638283



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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