Singleton House

Mountjoy, Hitchin,
Hertfordshire, SG4 0PT
Guide Price £650,000

COUNTRY PROPERTIES
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A versatile three bedroom detached family home which offers spacious and comfortable living accommodation. The property is ideally located within a short drive to both the town centre and train station as well as local amenities. The house sits within a nice plot offering landscaped rear garden and ample off road parking and garage.

- Three bedroom detached family home
- Separate reception rooms with feature bay window to living room
- Kitchen with additional utility room
- Rear landscaped garden with patio area
- Driveway with ample parking and garage
- 0.9 miles, 19 mins walk to Hitchin train station (as per Google maps
- 2.5 miles, 8 min drive to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN

Ground Floor

Entrance Hall

Stairs to first floor. Under stairs storage cupboard. Window to front. Doors to

Cloakroom

White with chrome effect two piece suite comprising wash hand basin and W.C. Frosted window to side.

Living Room

15' 10" x 14' 1" (4.83m x 4.29m)
Feature fireplace. Alcove. Two box windows to front. Archway leading to

Dining Room

13' 4" x 11' 10" (4.06m x 3.61m)
Window to rear. Patio doors opening to rear garden. Door leading to

Kitchen

12' 1" x 11' 10" (3.68m x 3.61m)
Fitted kitchen comprising a range of floor and wall mounted units with worktop over. Inset one and half bowl sink with mixer tap over. Integrated single oven and gas hob. Space and services for fridge/freezer and washing machine. Breakfast Island with further storage. Window to rear and door to side leading to

Utility Room

9' 0" x 8' 8" (2.74m x 2.64m)
Wall mounted boiler. Window to rear. Door to rear leading to garden. Integrated door leading to garage.

First Floor

Landing

Access to loft hatch. Storage cupboard. Window to front. Doors to

Master Bedroom

13' 10" x 12' 9" (4.22m x 3.89m)
Window to front.

Bedroom Two

13' 4" x 10' 2" (4.06m x 3.10m)
Window to rear.

Bedroom Three

11' 10" x 9' 4" (3.61m x 2.84m)
Window to front.

Family Bathroom

White with chrome effect three piece suite comprising of a corner bath with shower over, wash hand basin, and W.C. Frosted window to rear.

Outside

Front Garden

Driveway providing off road parking leading to garage and storage building. Large shrub and plant boarders to side of driveway. Path leading to front door.

Garage

18' 9" x 9' 2" (5.71m x 2.79m)
Up and over door. Power and light. Integrated door to utility room. Stairs leading to first floor storage area.

Storage building

21' 10" x 4' 10" (6.65m x 1.47m)
Brick built storage building attached to side of garage. Up and over door. Door to rear storage building..

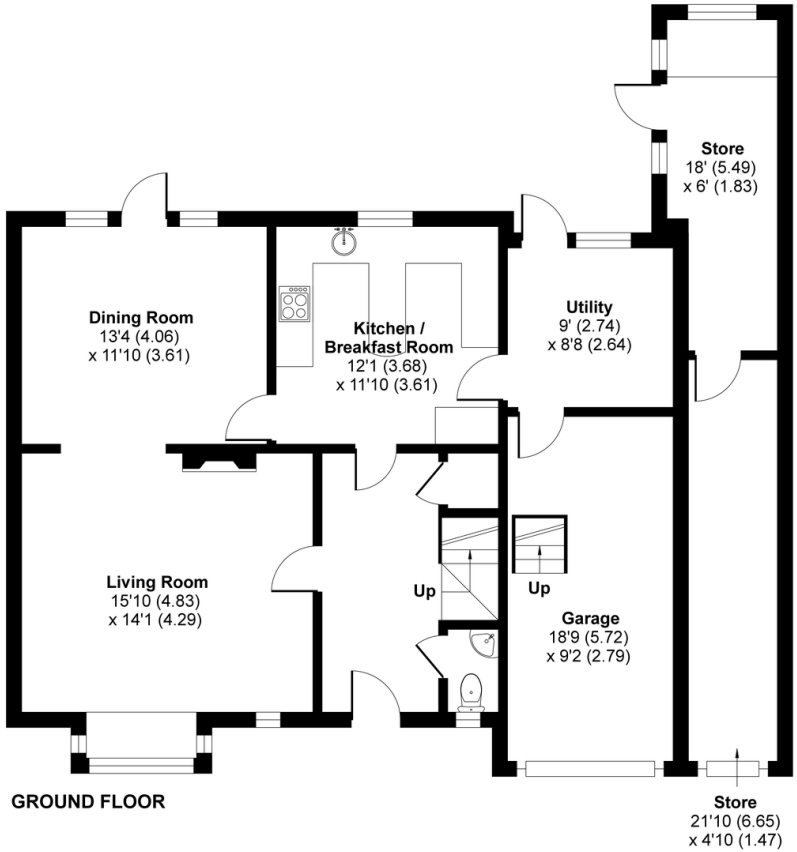
Rear Garden

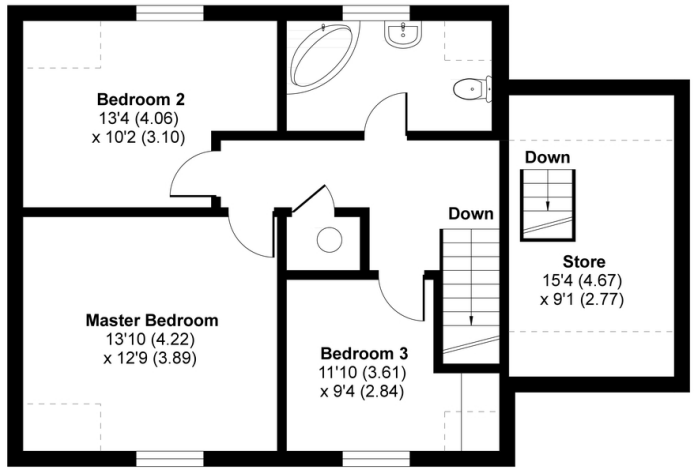
Garden mainly laid to lawn with large patio area. Plant and shrub boarders. Shed to rear. Door to rear storage building to side of garden.

Rear Storage Building

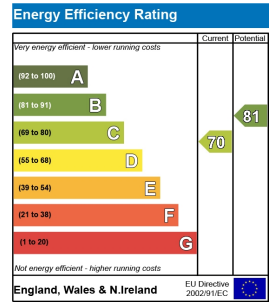
18' 0" x 6' 0" (5.49m x 1.83m)
Internal door to front storage area. Two windows to side. Large window to rear. Door to side leading to rear garden.

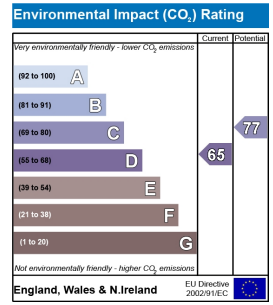
Approximate Area = 1521 sq ft / 141 sq m (includes garage)
Limited Use Area(s) = 34 sq ft / 3 sq m
Outbuilding = 208 sq ft / 19 sq m
Total = 1763 sq ft / 163 sq m
For identification only - Not to scale





Denotes restricted head height





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Country Properties. REF: 622035

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Viewing by appointment only

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