



Symonds Road, Hitchin, Hertfordshire. SG5 2JL

Satchells



3 Bedroom Semi-Detached House £495,000 Freehold

Located within a quiet residential area close by to some well regarded schools, this bright and well presented three bedroom semi detached property offers spacious living within a sought after location. Benefiting from a good sized and sunny rear garden and off road parking, this property is within walking distance to town, mainline station and countryside walks, making for the ideal family home.

- Semi detached
- Three bedrooms
- Good size enclosed garden
- Off road parking
- Bright and well presented
- Close proximity to schools
- Walking distance to town and mainline station
- Ideal family home!
- Freehold
- Awaiting EPC. Council tax band D

Ground Floor

Entrance Hall:

Upvc door to front. Laminate flooring. Shelving. Carpeted stairs.

Living Room:

Abt. 16' 0" x 10' 2" (4.88m x 3.10m) Laminate flooring. Radiator. Double glazed window to front aspect. Spotlights. Internal door to kitchen.

Kitchen:

Abt. 13' 7" x 9' 1" (4.14m x 2.77m) Tiled flooring. Radiator. Upvc door to garden. Double glazed window to rear aspect. New boiler with newly fitted cabinet. Worktops with a range of wall and base mounted units and integrated sink/drainers and extractor. Space for plumbed appliances and cooker. Space for dining table.

First Floor

Landing:

Carpet. Storage cupboard. Access to loft.

Bedroom One:

Abt. 13' 7" x 9' 4" (4.14m x 2.84m) Carpet. Radiator. Double glazed window to rear aspect. Built in wardrobes.

Bedroom Two:

Abt. 10' 2" x 7' 0" (3.10m x 2.13m) Carpet. Radiator. Double glazed window to front aspect.

Bedroom Three:

Abt. 7' 0" x 6' 4" (2.13m x 1.93m) Carpet. Radiator. Double glazed window to rear aspect.

Bathroom:

Abt. 7' 0" x 5' 7" (2.13m x 1.70m) Tiled flooring. Double glazed privacy window. Wash basin with vanity unit and tiled splashback. WC. Bath with mixer taps, wall mounted shower, glass shower screen and tiled walls. Mirrored cabinet.

Outside

Front Garden:

Laid to lawn with planted flower beds and pathway leading to covered front door.

Rear Garden:

Mostly laid to lawn and enclosed with fencing. Planted beds with mature trees and shrubs. Patio space directly to the rear. Two sheds and a greenhouse. Gated side access from driveway.

Parking:

Block paved driveway providing off road parking. On road parking also available.

Additional Information

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party

provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: No

Mobile/Phone: Good Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: D

Council tax payable: TBC

For further material information please contact the office marketing this property.

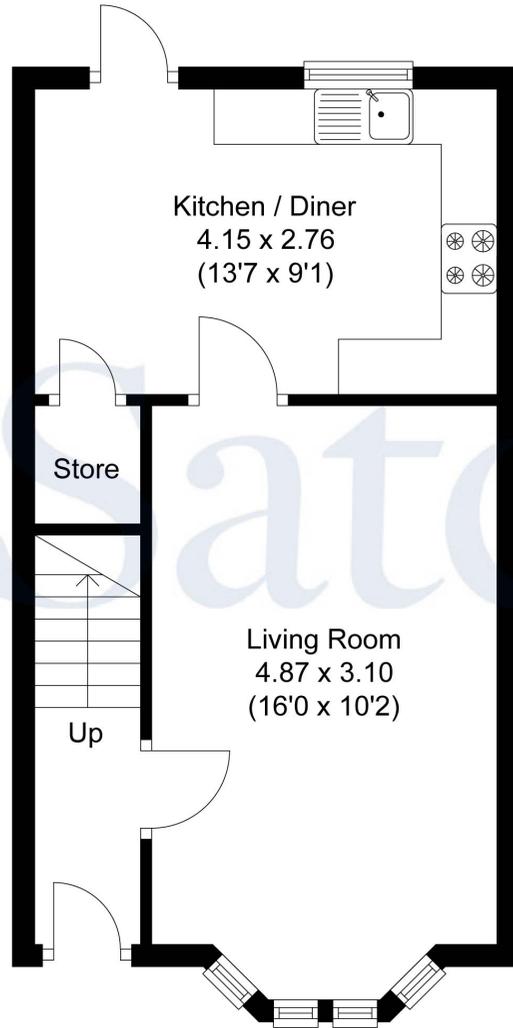




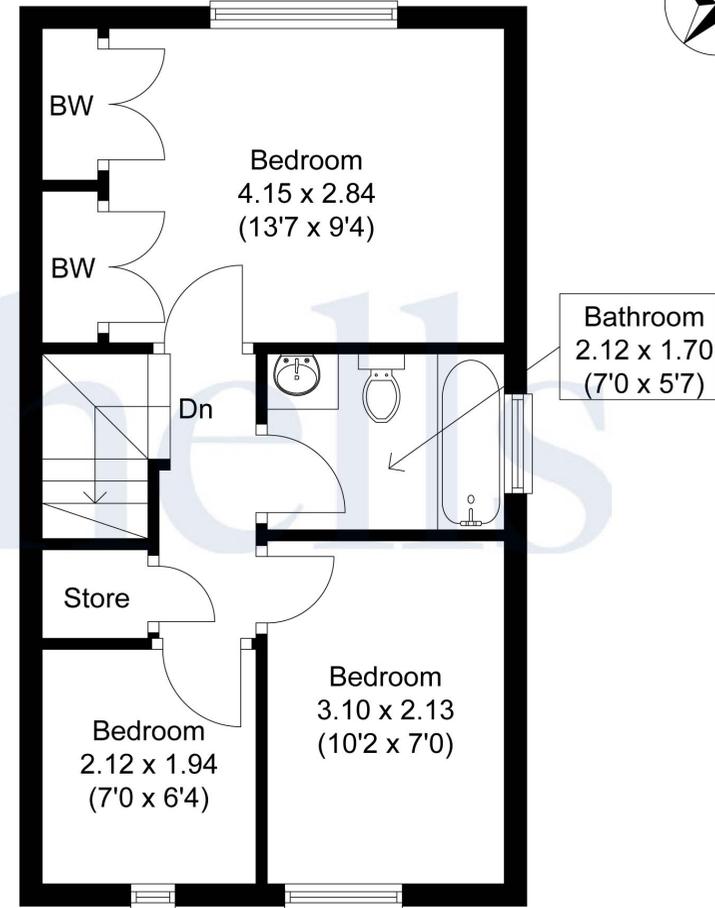
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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

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Ground Floor



First Floor



Total area: approx. 64.9 sq. metres (698.57 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances and other features are approximate.