



## Grovelands Avenue

Hitchin | Hertfordshire | SG4 0QT

[www.stonegate-estates.co.uk](http://www.stonegate-estates.co.uk)



# GROVELANDS AVENUE

## Property Description

Welcome to this charming three-bedroom semi-detached house, perfectly situated in a friendly and well-established neighborhood. This delightful family home offers a perfect blend of convenience and location whilst giving you a blank canvas, making it an ideal choice for first-time buyers, growing families, or anyone looking to settle in a vibrant community.

Upon entering, you are greeted by a warm reception room that benefits from an abundance of natural light, creating a bright and airy atmosphere. This space is perfect for relaxing with family or entertaining guests, with ample room to customise the layout to suit your lifestyle. The neutral décor provides a blank canvas, allowing you to effortlessly add your personal touch and create a welcoming environment.

The kitchen, adjacent to the reception room, is of a good size and offers potential to create a functional space where cooking and dining can be enjoyed in comfort. Whether preparing a quick breakfast or dinner parties, this kitchen will cater for your everyday requirements.

Upstairs, the property boasts three generously sized bedrooms, each offering a cozy retreat at the end of the day. The rooms are versatile and bright, with storage options, creating a restful haven for family members or guests. Whether you require a home office, nursery, or guest room, these bedrooms provide flexible options to accommodate your needs.

The family bathroom has been well maintained and features a shower, a wash basin, and a WC. Despite there being a want to create a new design to its layout, the suite could continue to serve a family for a while longer.

Outside, the property benefits from a private garden, perfect for enjoying outdoor activities, gardening, or simply unwinding after a busy day. Semi-detached, the home also offers side access and parking options, enhancing convenience for residents. The local area is well-served by schools, shops, parks, and excellent transport links, ensuring everything you need is within easy reach.

Don't miss the opportunity to own this charming semi-detached house in a sought-after location. Whether you're starting a new chapter or looking for a home that offers space to grow, this property represents exceptional value and comfort, and would allow for any new buyer to add their mark.

Contact us today to arrange a viewing and experience all this wonderful home has to offer.

**£475,000 Freehold**



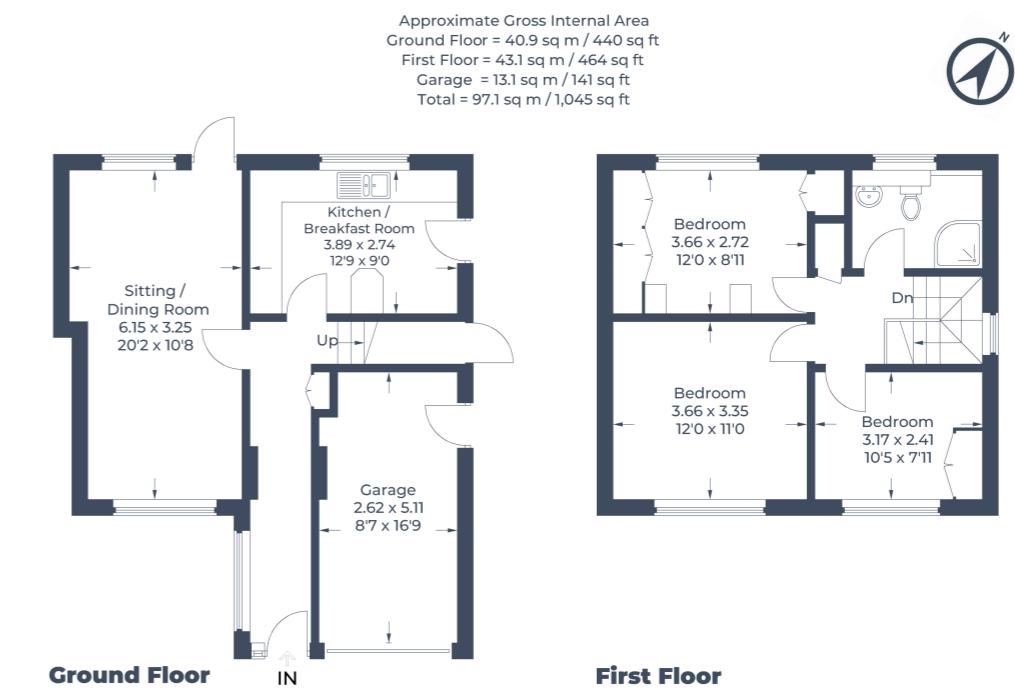


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Stonegates



- Three Bedroom Semi Detached
- No Chain
- Off Road Parking
- In Need of Improvement
- Good Location
- Scope for Extension (STPC)

EPC Rating: D

## Stonegate Estate Agents

01462 438979

[sales@stonegate-estates.co.uk](mailto:sales@stonegate-estates.co.uk) | [www.stonegate-estates.co.uk](http://www.stonegate-estates.co.uk)

