



Grovelands Avenue, Hitchin, Hertfordshire. SG4 0QU





3 Bedroom Semi-Detached House Offers Over £500,000 Freehold

A spacious family home located in the highly sought after 'Rose Hill area' of Hitchin, close to schools, the mainline railway station and the town centre.

- Extended family home
- Three double bedrooms
- Bathroom and separate shower room
- Dual aspect living room
- Kitchen/breakfast room
- Front and rear gardens
- Garage and driveway
- Modernisation required
- Chain free
- EPC rating C. Council tax band D.



Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Double glazed window to side. Radiator. Telephone point. Cloaks cupboard. Stairs to the first floor. Coved ceiling. Carpet as fitted.

Living Room:

Abt. 20' 1" x 10' 6" (6.12m x 3.20m) A dual aspect living room with double glazed window to front and double glazed sliding patio doors to rear garden. Two radiators. Feature tiled fireplace with inset gas fire. Coved ceiling. Carpet as fitted.

Kitchen/Breakfast Room:

Abt. 12' 9" x 8' 9" (3.89m x 2.67m) A range of eye and base level units with roll edge work tops. Double drainer stainless steel sink unit. Gas and electric cooker points. Plumbing for automatic washing machine. Tiled splash back area. Double glazed window to rear. Double glazed door to side. Radiator. Pine panelled ceiling. Carpet as fitted.

First Floor

Landing:

Double glazed window to side. Loft access. Airing cupboard. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 13' 4" x 11' 0" (4.06m x 3.35m) Double glazed window to front. Radiator. Telephone point. Coved ceiling. Carpet as fitted.

Bedroom Two:

Abt. 13' 2" x 8' 11" (4.01m x 2.72m) Double glazed window to rear. Radiator. Built in wardrobe. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 12' 2" x 10' 6" (3.71m x 3.20m) Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.

Bathroom:

A coloured suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Fully tiled walls. Double glazed window to rear. Radiator. Coved ceiling.

Shower Room:

A coloured suite comprising fully tiled shower cubicle with shower, vanity unit with inset wash hand basin and low level wc. Fully tiled walls. Double glazed window to side. Radiator. Carpet as fitted.

Outside

Front Garden:

An attractive front garden with an established lawn and mature borders. A driveway leads to the garage.

Rear Garden:

Gated side access. Integral store shed. Paved patio area with steps leading to the lawn. Flower and shrub borders. Outside light. Timber shed to remain. Outside tap.

Garage:

An integral garage with up and over door. Personal door to side.

Location and Amenities:

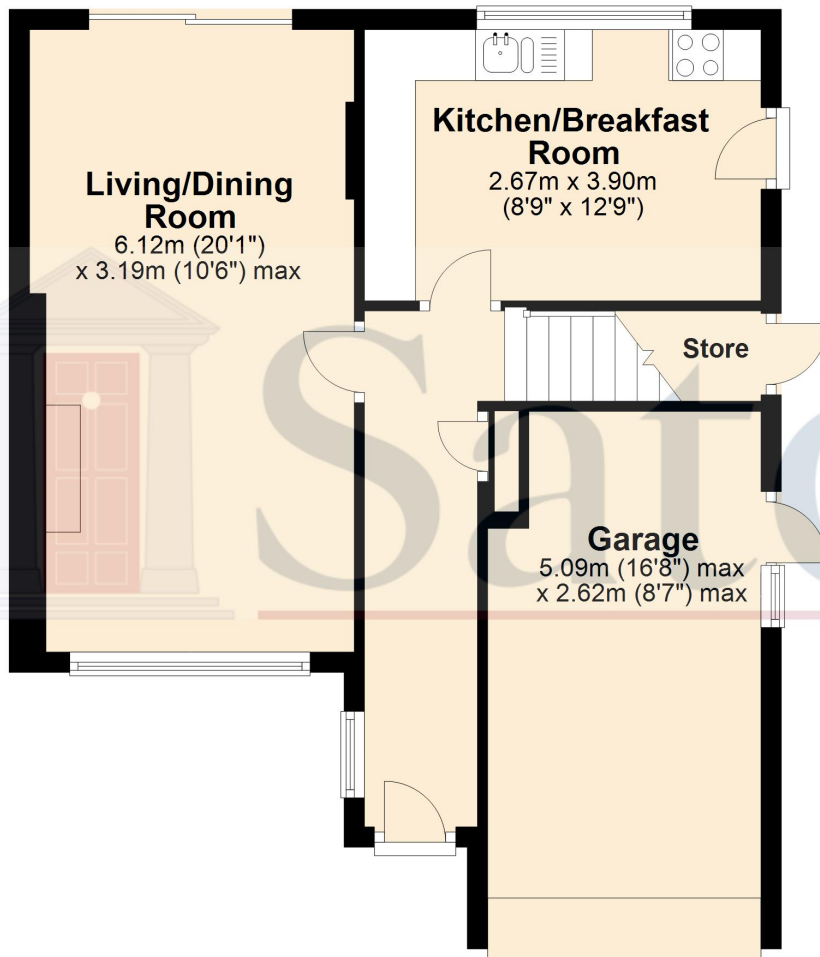
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.



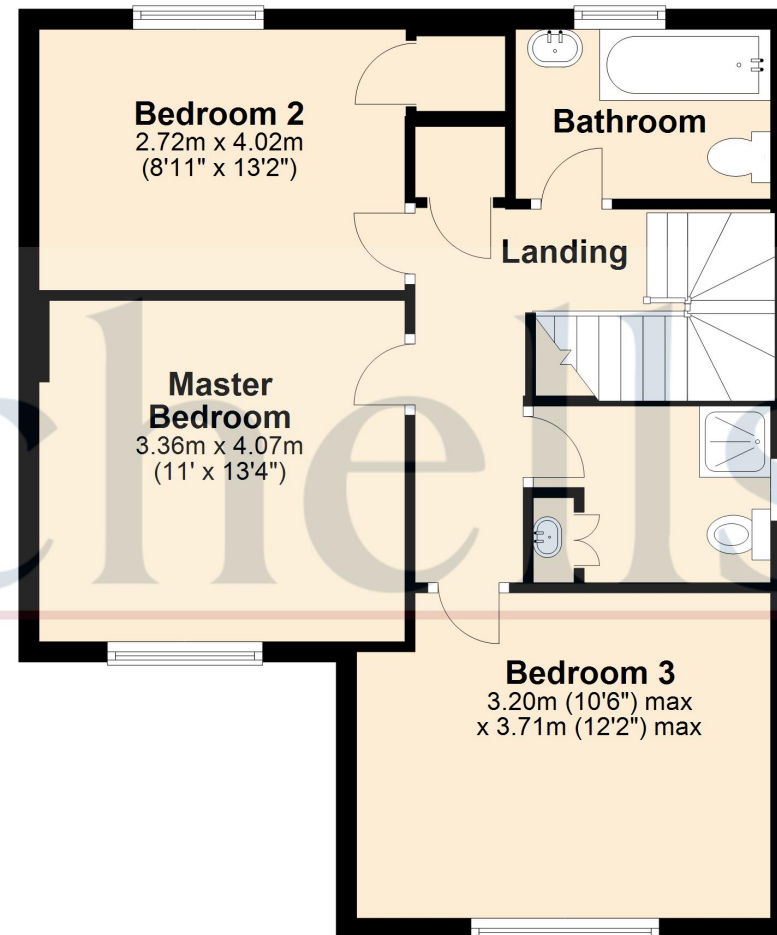


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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, 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. 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.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.