



Kings Hedges, Hitchin, Hertfordshire. SG5 2PZ

- CHAIN FREE
- THREE BEDROOMS
- END OF TERRACE HOUSE
- GARAGE AND PARKING
- EXTENDED FRONT AND BACK
- COMBINATION BOILER
- DOWNSTAIRS CLOAKROOM
- COUNTRYSIDE VIEWS
- FURTHER SCOPE TO EXTEND STPP



PROPERTY DESCRIPTION

****GUIDE PRICE £400,000 - £415,000****

This fantastic three bedroom family home is being sold chain free. The property has been extended to the front and rear providing the accommodation with downstairs w/c, good size lounge, kitchen/diner, three bedrooms and bathroom. The large side garden allows room for a further extension (s.t.p.p), A garage with parking in front can be found at the rear of the garden. With Downlights throughout, combination boiler, white gloss kitchen and beautiful bathroom; this property is ready to move into.

Kings Hedges sitting nicely in a cul-de-sac in the Westmill Estate, Hitchin. With views of OughtonHead Nature Reserve, this property is also close to the following amenities;

Oughton Primary and Nursery School 0.1 miles

Oughtonhead Common Nature Reserve 0.2 miles

Local Shops 0.3 miles

The Priory Secondary School 0.7 miles

Hitchin Boys 0.8 miles

Splash Park 0.9 miles

Sainsburys Supermarket 0.9 miles

Hitchin Town Centre 1.1 miles

Hitchin Train Station 1.4 miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALLWAY

Doors leading to the lounge and downstairs w/c. Stairs to the first floor. Radiator. Downlighting.

DOWNSTAIRS CLOAKROOM

0.8m x 1.3m (2' 7" x 4' 3")
Newly fitted comprising; enclosed cistern and corner vanity wash hand basin. Window to the side aspect. Downlighting.

LOUNGE

3.5m x 5.4m (11' 6" x 17' 9")
A good size lounge with window to the front aspect and opening to the kitchen. Downlighting.

KITCHEN/DINER

4.9m x 4.5m (16' 1" x 14' 9")
A fantastic size entertaining space with white gloss handle less kitchen comprising a range of wall and base units with worksurface over. Oven and Hob. Integrated dishwasher. Space for integrated fridge/freezer. Space for washing machine and tumble dryer. Space for dining table. French doors and door to the side. Radiator. Combination boiler.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Window to the side aspect. Access to the loft via a hatch.

BEDROOM ONE

3.8m x 2.9m (12' 6" x 9' 6")
Double bedroom with window to rear aspect. radiator.

BEDROOM TWO

4m x 2.7m (13' 1" x 8' 10")
Double bedroom with window to the front aspect. Radiator.

BEDROOM THREE

2.4m x 2.2m (7' 10" x 7' 3")
Single bedroom with window to the front aspect. Radiator.

BATHROOM

2.1m x 1.3m (6' 11" x 4' 3")
Fully tiled bathroom comprising; side panel bath with shower over, vanity wash hand basin and enclosed cistern. Window to the side and rear aspect. Heated towel radiator.

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with path to the front door. Gated side access.

REAR GARDEN

Fully enclosed rear garden with patio area and lawn area. Access to the garage.

GARAGE

Located at the rear of the garden with up and over door and parking for one car in front.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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