



Chaucer Way, Hitchin, Hertfordshire. SG4 0PF





4 Bedroom Terraced House

Guide Price £400,000 Freehold

A spacious three/four bedroom family home with accommodation spread over three floors and open views to the rear.

Internally this versatile property comprises entrance hall, cloakroom, bedroom four/playroom, a fully fitted kitchen/dining room and conservatory to the ground floor. To the first floor is a light and airy living room, bedroom three and the family bathroom, whilst to the second floor are two further double bedrooms. Externally is a driveway to the front and a low maintenance garden to the rear.

- Spacious family home
- Three/four bedrooms
- Fitted kitchen/diner with integrated appliances
- Bedroom four/playroom
- First floor living room
- Family bathroom
- Conservatory
- Low maintenance rear garden
- Driveway parking
- EPC rating C. Council tax band C

Ground Floor:**Front Door:**

Double glazed front door.

Porch:

Doors to bedroom four/home office and entrance hall. Tiled flooring.

Bedroom Four/Home Office:

Abt. 18' 9" x 7' 2" (5.71m x 2.18m) Double glazed window to front. Radiator. Inset ceiling lights. Laminate flooring.

Entrance Hall:

Stairs to first floor with storage space under. Large storage cupboard. Radiator. Telephone point. Dado rail. Tiled flooring.

Cloakroom:

A white suite comprising vanity unit with inset wash hand basin and low level WC. Tiled splash back area. Radiator. Dado rail. Ceramic tiled flooring.

Kitchen/Dining Room:

Abt. 13' 9" x 11' 0" (4.19m x 3.35m) A well-appointed kitchen/dining room comprising a good range of eye and base level units with ample work surfaces. Single drainer one and a half bowl sink unit. Built-in five ring gas hob, eye level double electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Cupboard housing gas boiler. Tiled splash back area. Radiator. Dado rail. Double glazed window to rear. Double glazed French doors to conservatory. Coving to ceiling. Tiled flooring.

Conservatory:

Abt. 11' 11" x 9' 11" (3.63m x 3.02m) Of Upvc construction. Double glazed French doors leading to the rear garden. Power and lighting. Laminate flooring.

First Floor:**Landing:**

Large storage cupboard with fitted units and light. Further large storage cupboard. Stairs to second floor. Carpet as fitted.

Lounge:

Abt. 13' 10" x 10' 8" (4.22m x 3.25m) Double glazed window to front. Feature fireplace with electric fire. Television point. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Three:

Abt. 11' 0" x 7' 1" (3.35m x 2.16m) Double glazed window to rear. Radiator. Coving to ceiling. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower over and glass screen, pedestal wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Radiator. Double glazed window to rear. Vinyl flooring.

Second Floor:**Second Floor Landing:**

Double width storage cupboard. Loft access. Carpet as fitted.

Bedroom One:

Abt. 13' 10" x 11' 0" (4.22m x 3.35m) Double glazed window to rear. Radiator. Telephone point. Coving to ceiling. Carpet as fitted.

Bedroom Two:

Abt. 13' 10" x 10' 9" (4.22m x 3.28m) Double glazed window to front. Radiator. Coving to ceiling. Carpet as fitted.

Outside:**Front Garden:**

Driveway to provide off road parking.

Rear Garden:

A low maintenance rear garden with an artificial lawn, paved patio area and decorative stone. Timber shed to remain. Gated rear access.

Additional Information:**Agents Note:**

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

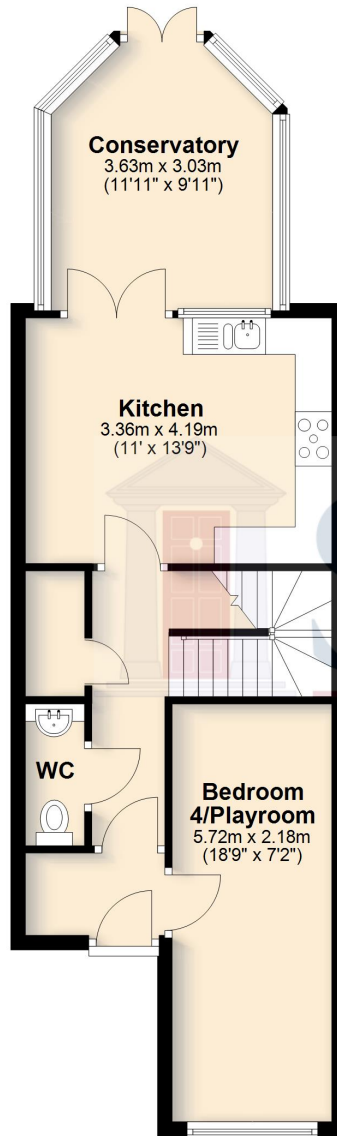




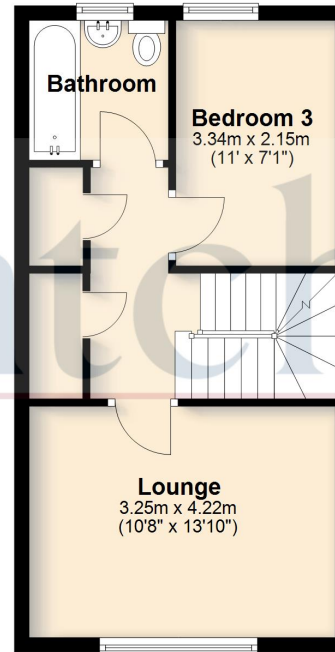
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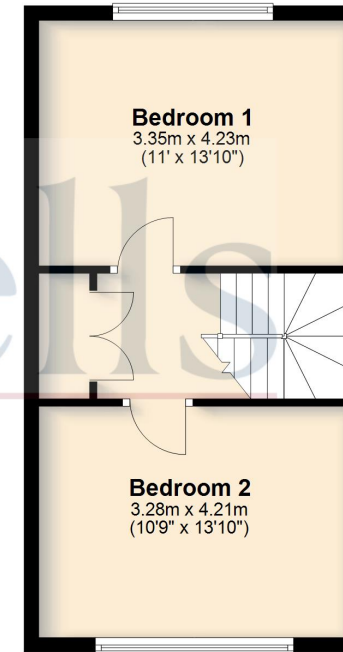
Ground Floor



First Floor



Second Floor



For illustration 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.