



St Helier

Kings Walden Road, Offley, Hitchin,
Hertfordshire, SG5 3DU
Guide Price £800,000

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A rare opportunity to acquire this detached house which is offered to the market in immaculate condition throughout. This four bedroom family home promises a serene and idyllic lifestyle while being conveniently close to the vibrant town of Hitchin.

The ground floor accommodation includes a spacious entrance hall, living room with fireplace, a bright and open plan dining/family room with double doors onto the rear garden and stylish kitchen/breakfast room. There is an additional study/bedroom to the ground floor with access to a shower room including W.C, wash hand basin and shower.

The first floor welcomes you with a spacious hallway providing access to three double bedrooms, all flooded with natural light, and large four-piece bathroom suite including WC, double wash hand basin, bath and walk in shower. There is a further staircase into the loft room which provides ample eaves storage.

The outside offers spectacular space both to the back and the front of this home. The back provides a private South-West facing large garden mainly laid to lawn and with multiple patio spaces to enjoy the sun at different points throughout the day. The front provides ample driveway parking and front garden with spectacular views over Offley Place and the church.

Offley Village is a sought-after village in rolling countryside. It has a primary school, hairdressers, several public houses/restaurants, and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton.

- Immaculate detached family home
- Views over Offley Recreation Ground
- Four bedrooms
- Two bathrooms
- Large South-West facing private rear garden
- 4.3 miles, 9 min drive to Hitchin town centre (as per Google Maps)
- 5.2 miles, 11 min drive to Hitchin train station (as per Google Maps)




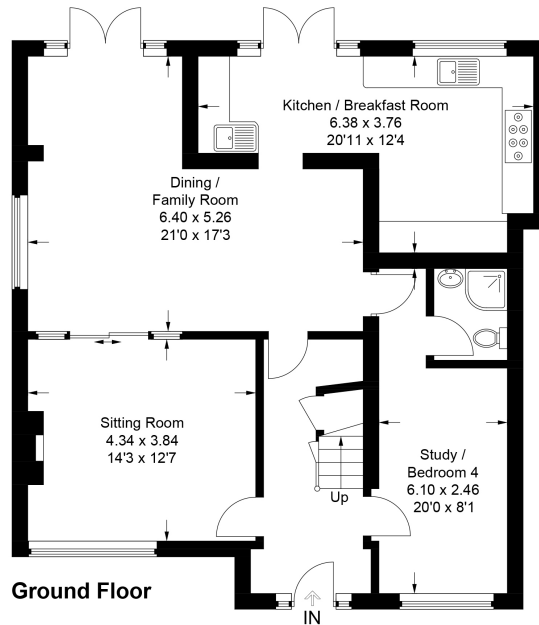




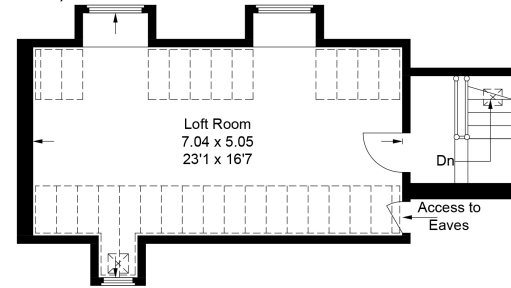
Approximate Gross Internal Area
 Ground Floor = 91.4 sq m / 983 sq ft
 First Floor = 69.3 sq m / 745 sq ft
 Second Floor = 31.9 sq m / 343 sq ft
 Total = 192.6 sq m / 2,071 sq ft
 (Including Loft Room)



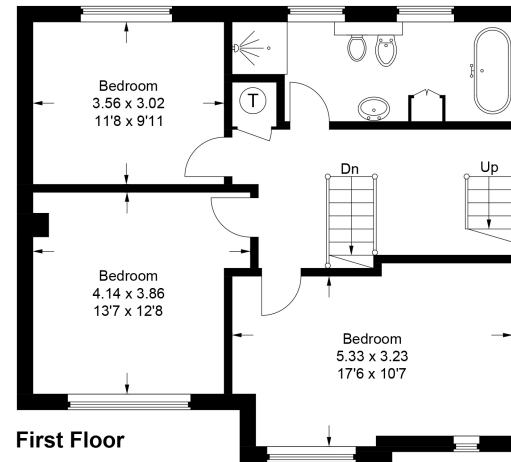
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		55	71
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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