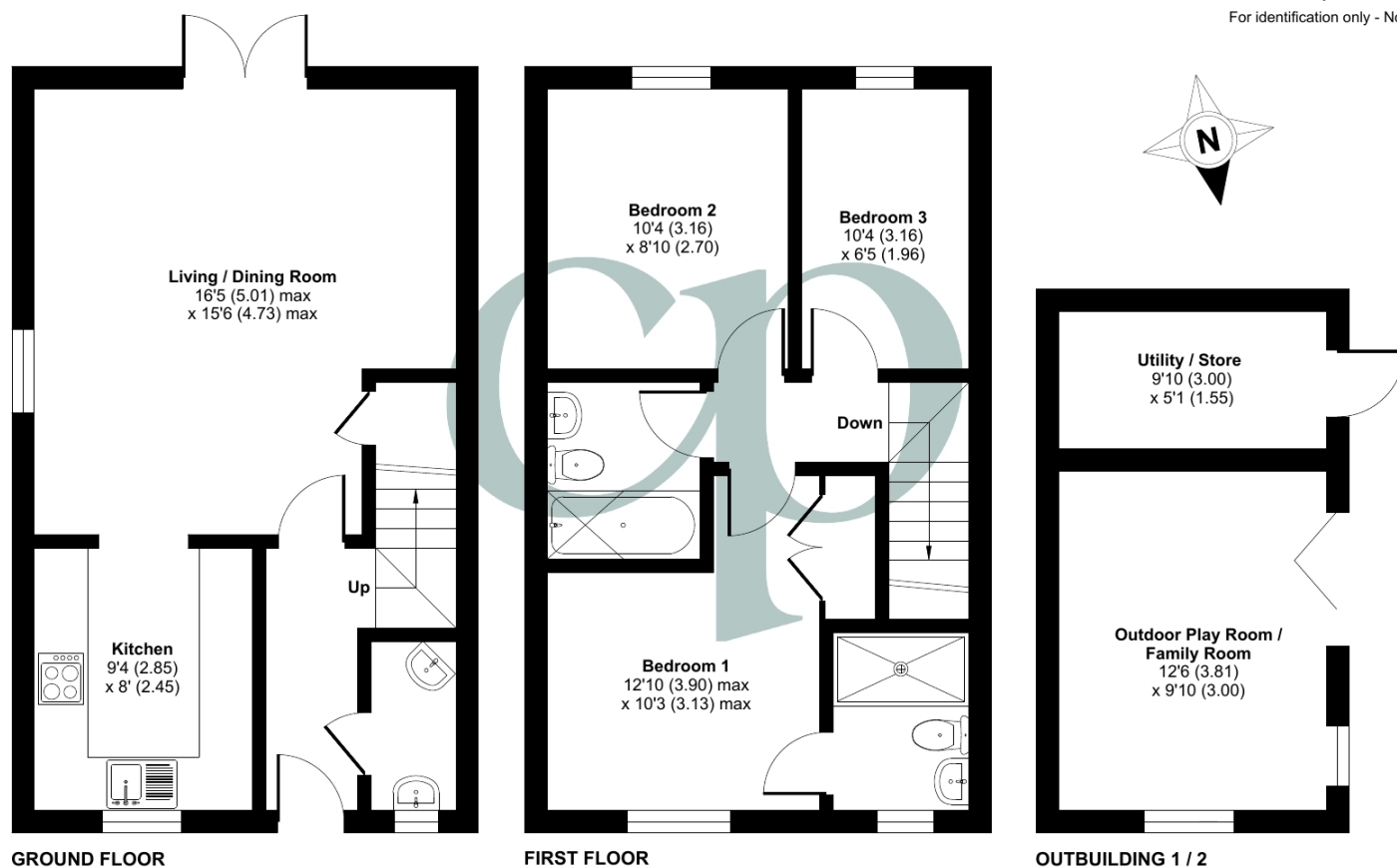




Approximate Area = 826 sq ft / 76.7 sq m
Outbuilding = 173 sq ft / 16 sq m
Total = 999 sq ft / 92.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
Produced for Country Properties. REF: 1347682

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

This three bedroom semi detached home with a garden room is offered in superb condition throughout and is situated in a quiet cul de sac with just a short drive to the popular market town of Hitchin.

- Beautifully presented throughout – just move in !
- Stylish modern kitchen with integrated appliances
- Master bedroom with built-in wardrobes and en-suite shower room
- South facing sunny rear garden
- Close to allotments managed by the Parish Council
- Versatile Garden Room/Home Office
- Short commute to Hitchin with excellent rail links into London

Ground Floor

Entrance Hall

Engineered oak flooring. Radiator. Stairs rising to first floor accommodation. Door into:

Cloakroom

Suite comprising pedestal mounted wash hand basin and low level flush wc. Tiled splashback and tiled flooring. Radiator. Obscure double glazed window to front.

Lounge/Diner

16' 5" x 15' 6" (5.00m x 4.72m) Double glazed window to side. Two radiators. Storage cupboard housing Megaflo hot water cylinder. Engineered oak flooring. Double glazed French doors with sidelights opening onto rear garden.

Kitchen Area

9' 4" x 8' 0" (2.84m x 2.44m) A range of wall and base units with rolled edge worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Eye level electric oven. Inset four ring gas hob with stainless steel splashback and extractor hood over. Cupboard housing wall mounted Worcester Bosch gas boiler (newly installed August 2025). Double glazed window to front.

First Floor

Landing

Doors to all rooms.

Master Bedroom

12' 10" x 10' 3" (3.91m x 3.12m) Double glazed window to front. Radiator. Fitted double wardrobe. Door into:



En-Suite Shower Room

Three piece suite comprising shower cubicle, wall mounted wash hand basin and low level flush wc with concealed cistern. Tiled splashbacks and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Bedroom 2

10' 4" x 8' 10" (3.15m x 2.69m) Double glazed window to rear. Radiator.

Bedroom 3

10' 4" x 6' 5" (3.15m x 1.96m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower and glass side screen, wall mounted wash hand basin and low level flush wc with concealed cistern. Tiled splashbacks and ceramic tiled floor. Heated towel rail. Extractor fan.

Outside

Front Garden

Paved pathway to front door with shrub borders to either side.

Rear Garden

Southerly aspect rear garden laid mainly to lawn with paved patio. Raised beds. Further paved patio area with awning (to remain). Cold water tap. Shed (to remain). Service door to into garage. Gated access to driveway.

Outdoor Play Room/Family Room

12' 6" x 9' 10" (3.81m x 3.00m) Converted garage with bi folding doors opening onto rear garden. Double glazed window to front with wing window to side. Electric radiator. Wood effect flooring.

Utility/Store Room

9' 10" x 5' 1" (3.00m x 1.55m) Service door from rear garden leading to utility/store room.

Parking

Driveway to side provides off road parking for 2-3 cars.

Agents Note

The vendor informs us there is a service charge of £180 per annum. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

