



Uplands Avenue

Hitchin,
Hertfordshire, SG4 9NL
Offers in Excess of £595,000

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A wonderful opportunity to acquire a three bedroom detached bungalow, set on a highly desirable plot and offered to the market with no onward chain. This well proportioned home provides excellent scope for extension or reconfiguration, subject to the usual planning consents, making it an ideal choice for buyers seeking potential as well as comfort.

The accommodation offers a bright rear aspect living room with double doors opening directly onto the garden, a fitted kitchen, three generous bedrooms and modern family bathroom.

Outside, the property truly comes into its own. The large rear garden is mainly laid to lawn, with a patio area perfect for outdoor dining and relaxation. Side access leads to a single garage, while the front garden and expansive driveway provide parking for several vehicles.

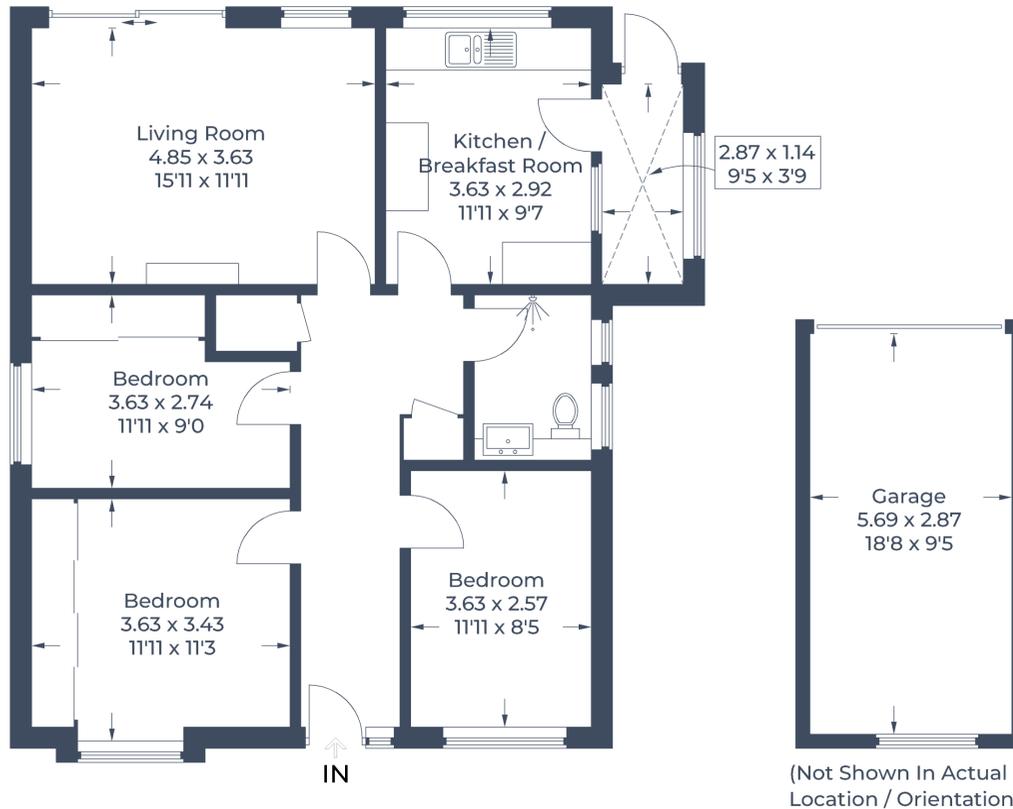
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Detached bungalow
- Generous plot
- Three bedrooms
- Expansive front and rear gardens
- Garage and driveway
- No onward chain
- 1.1 miles, 25 min walk to Hitchin town centre (as per Google maps)
- 1 mile, 23 mins walk to Hitchin railway station (as per Google maps)





Approximate Gross Internal Area = 83.2 sq m / 895 sq ft
 Garage = 16.2 sq m / 174 sq ft
 Total = 99.4 sq m / 1,069 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale.

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Viewing by appointment only

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