



Chaucer Way, Hitchin, Hertfordshire. SG4 0PF





3 Bedroom Town House

Guide Price £400,000 Freehold

A spacious and beautifully presented family home with accommodation spread over three floors and open views to the rear.

Internally, this versatile property comprises entrance hall, cloakroom and a recently refitted kitchen/dining room 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, leading to the garage, and an attractive garden to the rear with two patio areas and an established lawn.

- Immaculate family home
- Three generous bedrooms
- Refitted kitchen/dining room
- Light and airy lounge
- Ground floor cloakroom
- Family bathroom
- Front and rear gardens
- Garage and driveway
- Must be viewed
- EPC rating D. Council tax band C

Ground Floor:

Front Door:

A timber multi-paned front door.

Entrance Hall:

Stairs to first floor with storage area under. Radiator. Large cloaks cupboard. Personal door to garage. Luxury vinyl tiled flooring.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level WC. Tiled splash back area. Luxury vinyl tiled flooring.

Kitchen/Dining Room:

Abt. 13' 7" x 11' 0" (4.14m x 3.35m) A recently refitted kitchen/dining room comprising a good range of eye and base level units with ample roll top work surfaces. Composite single drainer one and a half bowl sink unit. Built-in four ring gas hob, eye level double electric oven and extractor hood. Integrated washing machine and dishwasher. Space for tumble dryer. Space for fridge/freezer. Double glazed door and window to rear garden. Radiator. Coving to ceiling. Luxury vinyl tiled flooring.

First Floor:

First Floor Landing:

Stairs to second floor. Two large storage cupboards. Carpet as fitted.

Lounge;

Abt. 13' 7" x 10' 8" (4.14m x 3.25m) A large double glazed picture window to front. Television point. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Three:

Abt. 11' 1" x 6' 10" (3.38m x 2.08m) Double glazed window to rear. Radiator. Coving to ceiling. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower attachment, electric shower over and a glass screen, pedestal wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to rear. Coving to ceiling. Inset ceiling lights. Vinyl flooring.

Second Floor:

Second Floor Landing:

A large storage cupboard. Loft access. Carpet as fitted.

Bedroom One:

Abt. 13' 7" x 10' 8" (4.14m x 3.25m) Double glazed window to front. Radiator. Coving to ceiling. Carpet as fitted.

Bedroom Two:

Abt. 13' 7" x 11' 1" (4.14m x 3.38m) Double glazed window to rear. Radiator. Inset ceiling lights. Coving to ceiling. Carpet as fitted.

Outside:**Front Garden:**

Driveway to garage and path to front door. Area laid to lawn.

Rear Garden:

An attractive rear garden with two paved patio areas joined with a paved footpath. Established lawn area. Gated rear access. Outside tap. External electric socket.

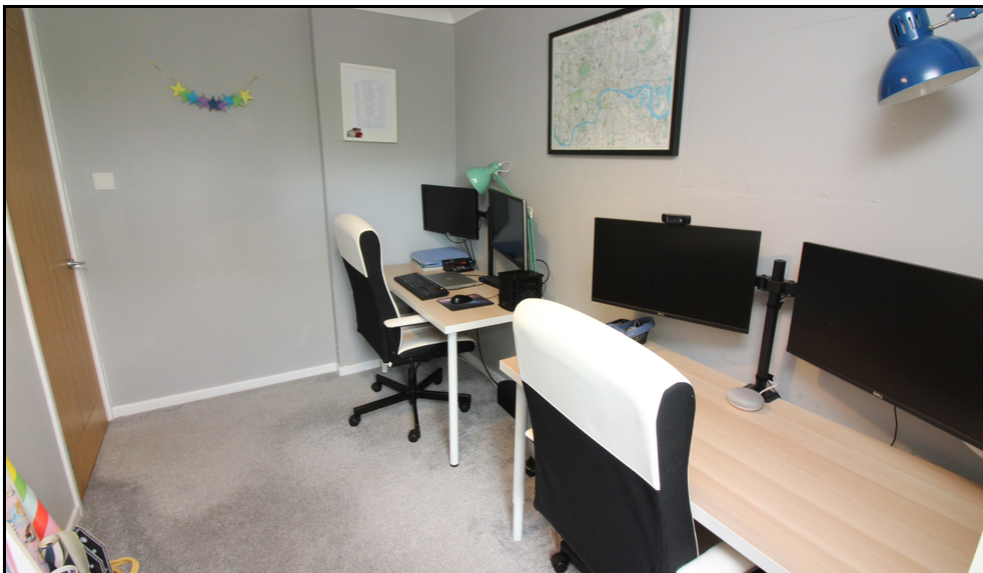
Garage:

Abt. 18' 5" x 7' 8" (5.61m x 2.34m) An integral garage with up and over door, power and light. A personal door leads to the entrance hall.

Additional Information:**Agents Note:**

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

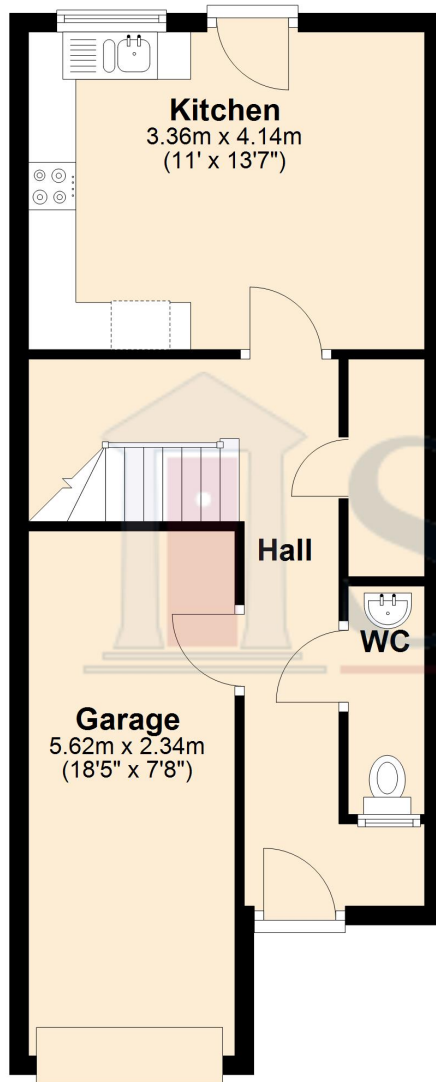




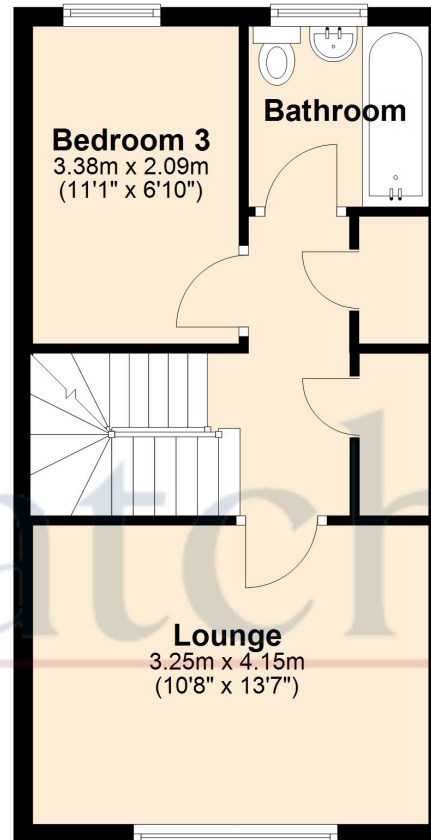
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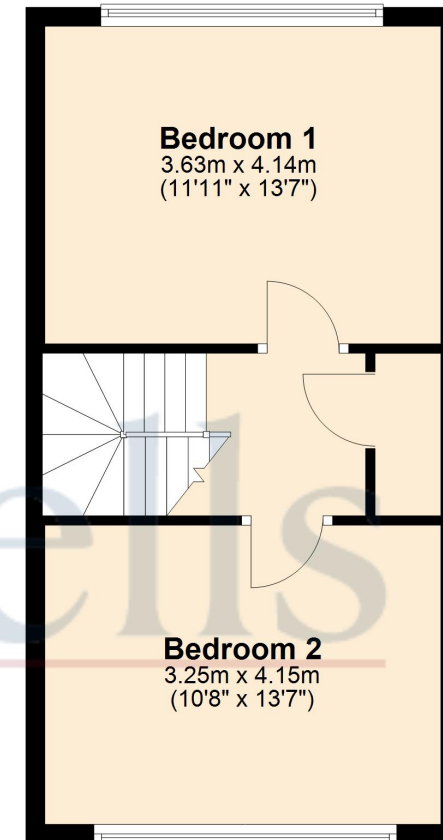
Ground Floor



First Floor



Second Floor



For illustrative 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.