



Clarion Close

Offley, Hitchin,
Hertfordshire, SG5 3EN
Guide Price £495,000

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Set in the sought after village of Offley, just a short drive from Hitchin, this thoughtfully extended four bedroom semi detached home offers spacious and versatile accommodation ideal for modern family living.

The property has been extended and updated, combining contemporary finishes with practical design. The ground floor boasts a welcoming entrance hall leading to a generously sized open plan kitchen/dining space, perfect for entertaining and everyday living. The modern fitted kitchen features ample storage and leads through to a utility room with access to a shower room. A conservatory, flooded with natural light, offers an additional reception space that overlooks the garden. A separate front facing living room with an open fireplace offers a cosy retreat.

Upstairs, there are four well proportioned bedrooms, including a principal bedroom with fitted storage, second double bedroom and stylish and modern family shower room. The second floor is accessed though a spacious hallway which leads to two additional bedrooms and storage space.

The rear garden is a true highlight. It features a patio area, well kept lawn, and a dedicated vegetable plot for those interested in home-growing. The outdoor space is perfect for families, gardening enthusiasts, or those who simply enjoy outdoor entertaining.

Included are two fully powered outbuildings, offering excellent versatility as home offices, workshops, hobby rooms or additional storage. A separate storage shed is also included, adding even more functionality. To the front of the property, there is private driveway parking for several vehicles, with secure side access leading to the rear.

Located in the charming village of Offley, the property offers the best of both worlds – a peaceful, semi-rural setting with excellent access to local amenities, well-regarded schools, and transport links, including Hitchin mainline station with fast connections to London.

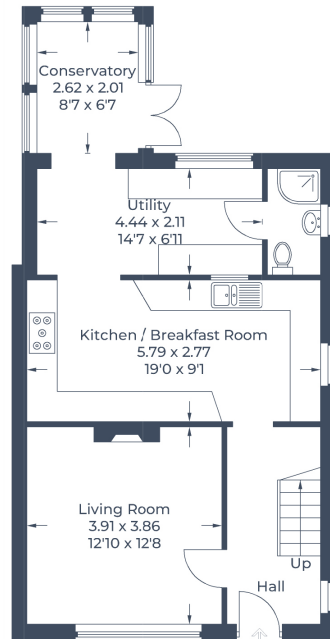
- Extended four bedroom family home
- Open plan living to the rear
- Driveway parking for several vehicles
- Southerly facing rear garden
- Two fully powered outbuildings
- Popular village location
- 3.3 miles, 8 mins drive to Hitchin town centre (as per Google Maps)
- 4.6 miles, 12 min drive to Hitchin train station (as per Google Maps)



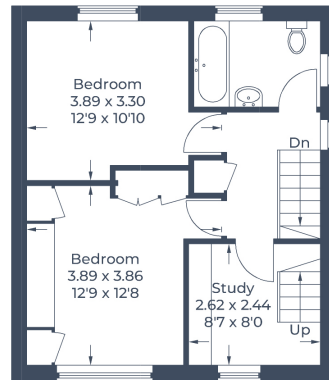




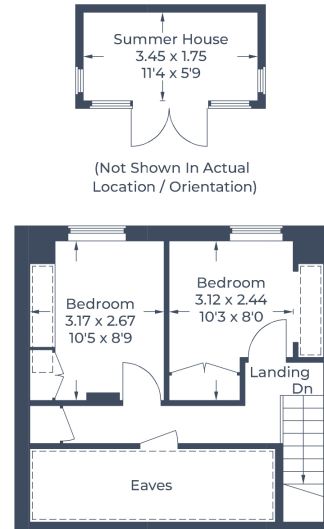
Approximate Gross Internal Area
 Ground Floor = 57.9 sq m / 623 sq ft
 First Floor = 39.4 sq m / 424 sq ft
 Second Floor = 23.9 sq m / 257 sq ft (Excluding Eaves)
 Outbuildings = 44.0 sq m / 474 sq ft
 Total = 165.2 sq m / 1,778 sq ft



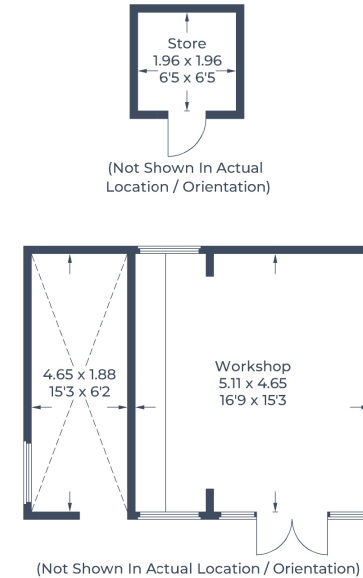
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	55
(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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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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