



Kings Road, Hitchin Guide Price £450,000

NO UPWARD CHAIN - Possible QUICK MOVE | FIRST TIME BUYER - time to fly the nest? Imagine being in your own space. NO STAMP DUTY! | Two reception rooms - great additional living space - snug / T.V. room / teenage games room | DEMAND for this type of HOME is high | MODERN fitted kitchen with built in oven, gas hob, integrated fridge freezer and dishwasher | Modern bathroom suite with shower over the bath - great for quick shower in the morning and long soak at night | Low maintenance rear garden with brick built shed and gated access to the side | Within half a mile of 4 GOOD / OUTSTANDING Ofsted rated PRIMARY and 2 sought after outstanding SECONDARY SCHOOLS - Hitchin Boys & Girls | Half a MILE walk to Hitchin mainline STATION (10 minute walk) | Great road links - short drive to A1(M) & A505, 20 mins to London Luton Airport



A Great Sized Victorian Cottage Over Three Floors In Such A Central Location For This Price? How Can That Be? Situated in a terrace of similar character properties less than a mile from the centre of this historic MARKET TOWN in North Hertfordshire - within walking distance of the MAINLINE STATION and the town centre.

The living room is a great space with neutral, modern décor and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style. The hard flooring not only looks great but it's also easy to clean, making it the perfect choice for those who prefer low-maintenance living. Whether you have pets or children, you can rest assured that spills and messes can be easily wiped away.

There is also a second reception room with hard flooring, a large bay window to the front of the house, ideal as a snug / play room or teenagers games room.

A modern kitchen / diner with grey units and contrasting wooden worktops, provides both elegance and functionality and the convenience of an integrated fridge freezer, dishwasher, oven and gas hob, ensuring you have all the room and equipment you need to create delicious meals with ease. The tiled floor is easy to clean and maintain.

The dining area is big enough for a table and chairs and two windows and a door to the garden provide lots of natural light.

Upstairs, you'll find a good size main bedroom with fitted wardrobes and a good size single with built in cupboards - both with neutral carpets - no cold feet on winter mornings. There is also a large modern white and bright bathroom with a bath and shower over - ideal for busy families who need to get ready in a hurry and for kids evening bath times or you can enjoy a relaxing soak after a long hard day. On the second floor you'll find the second bedroom.

But that's not all - outside, there is a low maintenance patio garden, where you and your guests can catch the sun at different times of the day - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening.



A delightful and inviting HOME with over 1,000 sq.ft. of living space, spread over three floors - this is MOST CERTAINLY a MUST SEE property in a great location within this historic market town.

Nestled in the heart of North Hertfordshire and combining the benefits of town living with the natural beauty of the surrounding countryside, HITCHIN is an incredibly popular town with a great community spirit and feel.

Many specialist and high street brand shops, bars, restaurants and pubs lead to and border the central cobbled MARKET SQUARE and the community is served by some outstanding schools and benefits from superb road and rail links for those travelling.

This is a real opportunity for a young couple or those thinking of starting a family who need the convenience of the town centre and station on the doorstep, together with the space it provides and the proximity of so many good schools.

Give the Leysbrook team a call to arrange a time to view and secure this home before someone else does!

| ADDITIONAL INFORMATION

Council Tax Band - B

EPC Rating - D

| GROUND FLOOR

Snug: Approx 10' 9" x 7' 7" (3.28m x 2.31m)

Living Room: Approx 11' 9" x 11' 8" (3.58m x 3.56m)

Kitchen / Diner: Approx 17' 9" x 7' 10" (5.41m x 2.39m)

| FIRST FLOOR

Bedroom One: Approx 11' 9" x 11' 0" (3.58m x 3.35m)

Bedroom Three: Approx 11' 7" x 6' 5" (3.53m x 1.96m)

Bathroom: Approx 8' 5" x 7' 9" (2.57m x 2.36m)

| SECOND FLOOR

Bedroom Two: Approx 15' 1" x 8' 9" (4.60m x 2.67m)

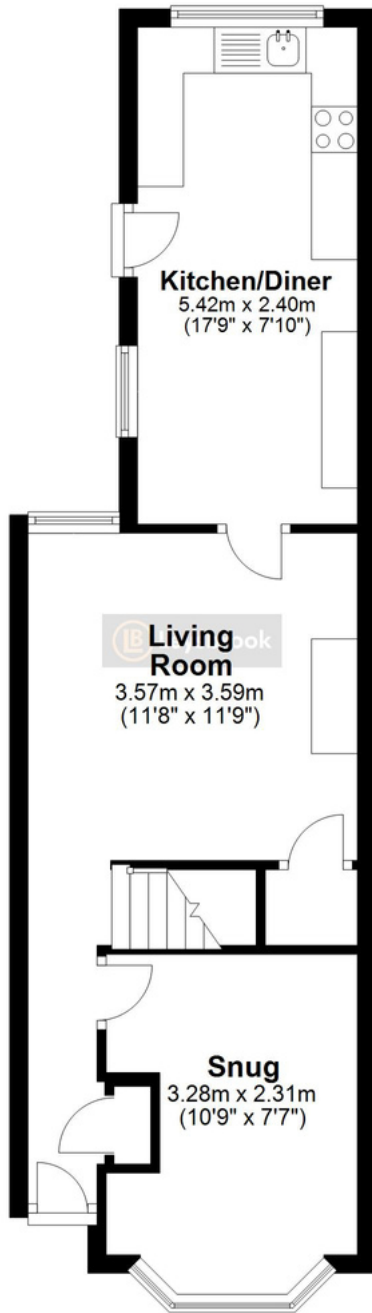
| OUTSIDE

Low maintenance enclosed rear garden with gated access to the side



Ground Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



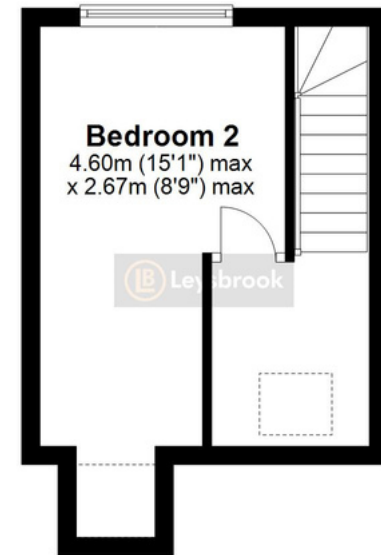
First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Second Floor

Approx. 17.3 sq. metres (186.3 sq. feet)



Total area: approx. 93.2 sq. metres (1003.0 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC