



Friars Road

Weston, Hitchin,
Hertfordshire, SG4 7BA
OIEO £425,000

country
properties

This spacious home offers two generous double bedrooms and presents excellent potential to be reconfigured into a three-bedroom property, subject to the necessary permissions. The current owner has already installed an oversized boiler, thoughtfully allowing for future extensions, similar to neighbouring properties that have undertaken rear and loft conversions.

Set within a highly sought-after Hertfordshire village, the property enjoys a peaceful, community-oriented setting with the convenience of a local pub and primary school. Meanwhile, the nearby town of Baldock provides a mainline train station with direct links to London Kings Cross and Cambridge, as well as a wide range of everyday amenities.

The impressive south-facing rear garden is accessible from both the living room and the kitchen/diner, creating an ideal space for entertaining and outdoor living.

Presented in turnkey condition, this fantastic home is ready to move into and must be viewed at your earliest opportunity.

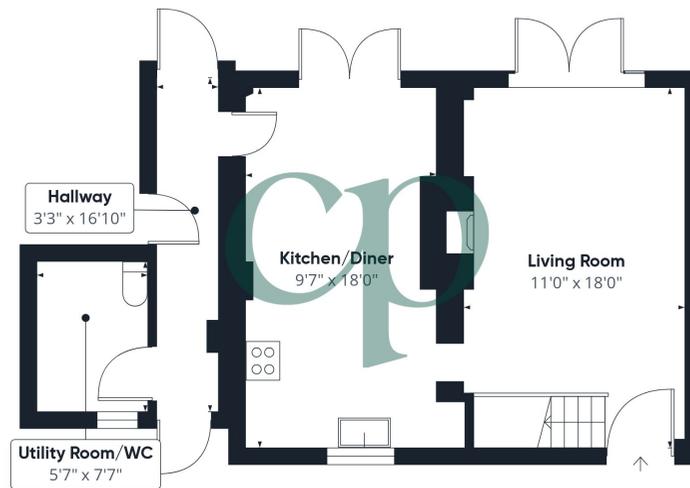
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- Chain Free
- Superb Village Location
- Offers itself to have a Third Bedroom
- Recently Refurbished Throughout
- Solid oak flooring downstairs
- 2 Bedrooms - 1 Bathroom - 1 Cloakroom - Utility Room
- Freehold - Council Tax Band C - EPC TBC
- South facing garden - Off street Parking - Large plot
- Brand new, triple A rated, double glazing throughout

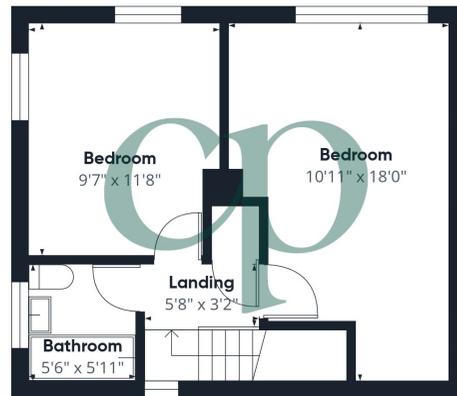








Floor 0



Floor 1



Approximate total area⁽¹⁾
811 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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