



Grovelands Avenue, Hitchin, Hertfordshire. SG4 0QU







## 3 Bedroom Semi-Detached House

### Guide Price £500,000 Freehold

A spacious family home located in the highly sought after 'Rose Hill area' of Hitchin, close to schools, the mainline railway station and the town centre.

The accommodation comprises an entrance hall, cloakroom, a bright and airy dual aspect living room, garden room and a kitchen/breakfast room to the ground floor, whilst to the first floor are three generous bedrooms and the family bathroom. Externally, to the front, is an attractive garden with mature borders, a driveway and integral garage. To the rear is a private garden with a patio area and steps up to an established lawn.



- Semi detached family home
- Three generous bedrooms
- Ground floor cloakroom
- Dual aspect living room
- Garden room
- Kitchen/breakfast room
- Front and rear gardens
- Garage and driveway
- Chain free
- EPC rating D. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed composite front door.

### **Entrance Hall:**

Double glazed window to side. Two radiators. Stairs to first floor. Coved ceiling. Wood flooring.

### **Cloakroom:**

A white suite comprising pedestal wash hand basin and low level wc. Fully tiled walls. Double glazed window to side. Radiator. Coved ceiling. Carpet as fitted.

### **Living Room:**

Abt. 19' 11" x 10' 7" (6.07m x 3.23m) Double glazed window to front. A feature fireplace with stone hearth. Television point. Two radiators. Casement door and window to rear. Coved ceiling. Carpet as fitted.

### **Garden Room:**

Abt. 12' 1" x 6' 0" (3.68m x 1.83m) Of brick and timber construction. Window to rear. Door to rear garden. Radiator. Carpet tiles.

## **Kitchen/Breakfast Room:**

Abt. 12' 8" x 8' 9" (3.86m x 2.67m) Fitted with a range of eye and base level units with ample roll edge worksurfaces. Single drainer stainless steel sink unit. Gas cooker, washing machine and fridge/freezer to remain. Tiled splashback area. Double glazed window to rear. Radiator. Part glazed door to side. Part panelled ceiling. Carpet as fitted.

## **First Floor**

### **Landing:**

Double glazed window to side. Loft access. Airing cupboard. Coved ceiling. Carpet as fitted.

### **Bedroom One:**

Abt. 13' 1" x 11' 0" (3.99m x 3.35m) Double glazed window to front. Radiator. Telephone point. Carpet as fitted.

### **Bedroom Two:**

Abt. 13' 1" x 9' 0" (3.99m x 2.74m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 10' 5" x 8' 0" (3.17m x 2.44m) Double glazed window to front. Radiator. Carpet as fitted.



**Bathroom:**

A coloured suite comprising panelled bath with glass screen, vanity unit with inset wash hand basin and low level wc. Fully tiled walls. Double glazed window to rear. Radiator. Carpet as fitted.

**Outside****Front Garden:**

An attractive front garden with an established lawn bordered by flowers and shrubs. A block driveway leads to the garage and provides off road parking.

**Rear Garden:**

A mature private rear garden. Paved patio area, an established lawn and a splendid array of flowers, shrubs and plants.

**Garage:**

An integral garage with up and over door. Power and light. Wall mounted gas boiler. Paved down to side.

**Agents Note:**

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



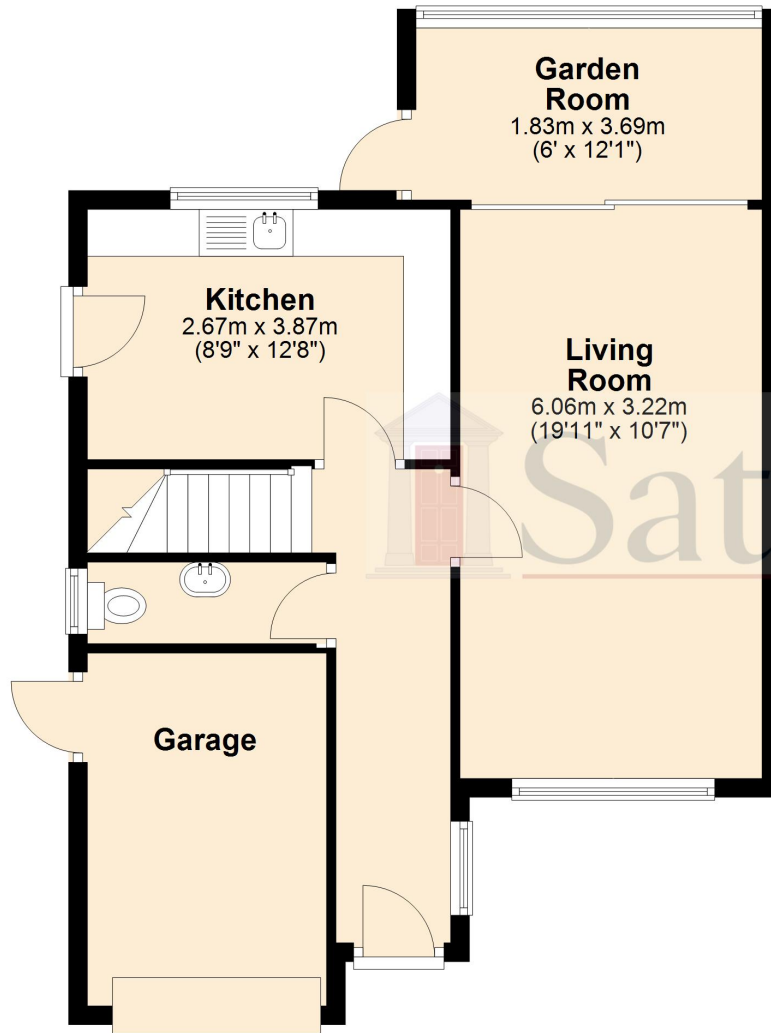




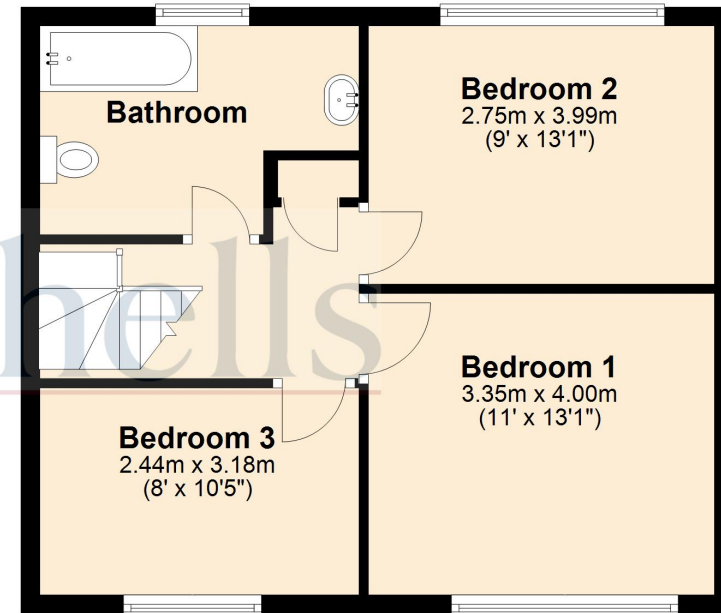
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First 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.