



48 Bedford Road, Hitchin, Hertfordshire. SG5 2UB

Satchells



## 2 Bedroom Detached Bungalow

### £425,000 Freehold

A wonderful opportunity to acquire a delightful 2-bedroom bungalow nestled on the highly sought-after Bedford Road in Hitchin. This property offers comfortable single-level living with scope for modernisation, making it perfect for first-time buyers, downsizers, or investors looking to add value.

The bungalow features a bright and airy living space, a practical conservatory overlooking the garden, and a well-appointed kitchen and bathroom. The generous private garden provides peaceful outdoor space, while the driveway with off-street parking adds great convenience.

Located on Bedford Road, this property benefits from its proximity to a range of local amenities including shops, cafés, and parks. Excellent transport links are nearby, with regular bus services and easy access to Hitchin train station connecting to London and surrounding towns. Hitchin itself is a vibrant market town with a strong community, popular restaurants, independent boutiques, and historic character.

This bungalow presents an exciting opportunity to create a comfortable home in a desirable, well-connected location.



- Detached bungalow
- Driveway
- Conservatory
- Room for modernisation
- Conveniently located
- Freehold
- Spacious accommodation throughout
- Manageable enclosed rear garden
- Sought after Bedford Road
- Awaiting EPC. Council tax band D

## **Ground Floor**

### **Entrance:**

Carpet. Radiator. Door leading to living room, dining room, bathroom and bedroom.

### **Bedroom One:**

Abt. 11' 2" x 9' 9" (3.40m x 2.97m) Double glazed window to rear. Carpet. Fitted wardrobes. Radiator.

### **Bedroom 2:**

Abt. 11' 2" x 10' 0" (3.40m x 3.05m) Carpet. Radiator. Double glazed window to front.

### **Bathroom:**

Three piece suite comprising low level wc, hand basin and separate walk-in shower. Storage. Hardwood flooring. Double glazed window to rear.

### **Living Room:**

Abt. 17' 3" x 11' 7" (5.26m x 3.53m) Carpet. Radiator. Electric fireplace. Double glazed window to front and side.

## **Kitchen:**

Abt. 10' 5" x 6' 8" (3.17m x 2.03m) A range of wall and base units. Space for fridge/freezer, washing machine and oven. Stainless steel sink. Tiled walls. Double glazed window to rear.

## **Conservatory:**

Abt. 10' 8" x 8' 9" (3.25m x 2.67m) Accessed through the kitchen door. Carpet. Door leading to the garden.

## **Outside**

### **Front Garden/Driveway:**

Bricklaid driveway leading to front door, laid to lawn with planting and parking for two cars.

### **Rear Garden:**

Enclosed rear garden and conservatory door leading to patio.

## **Additional Information**

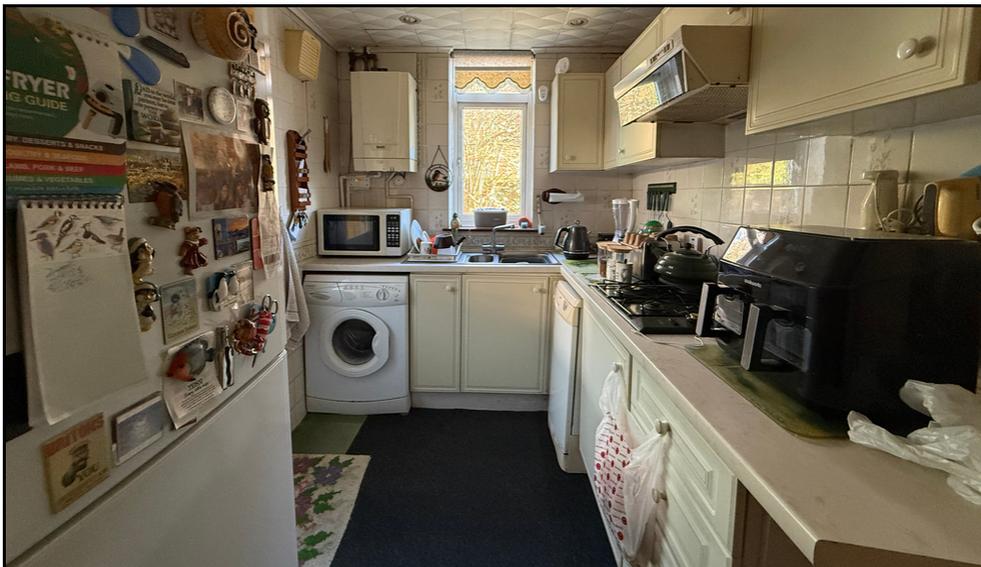
### **Agents Note:**

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

### **Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

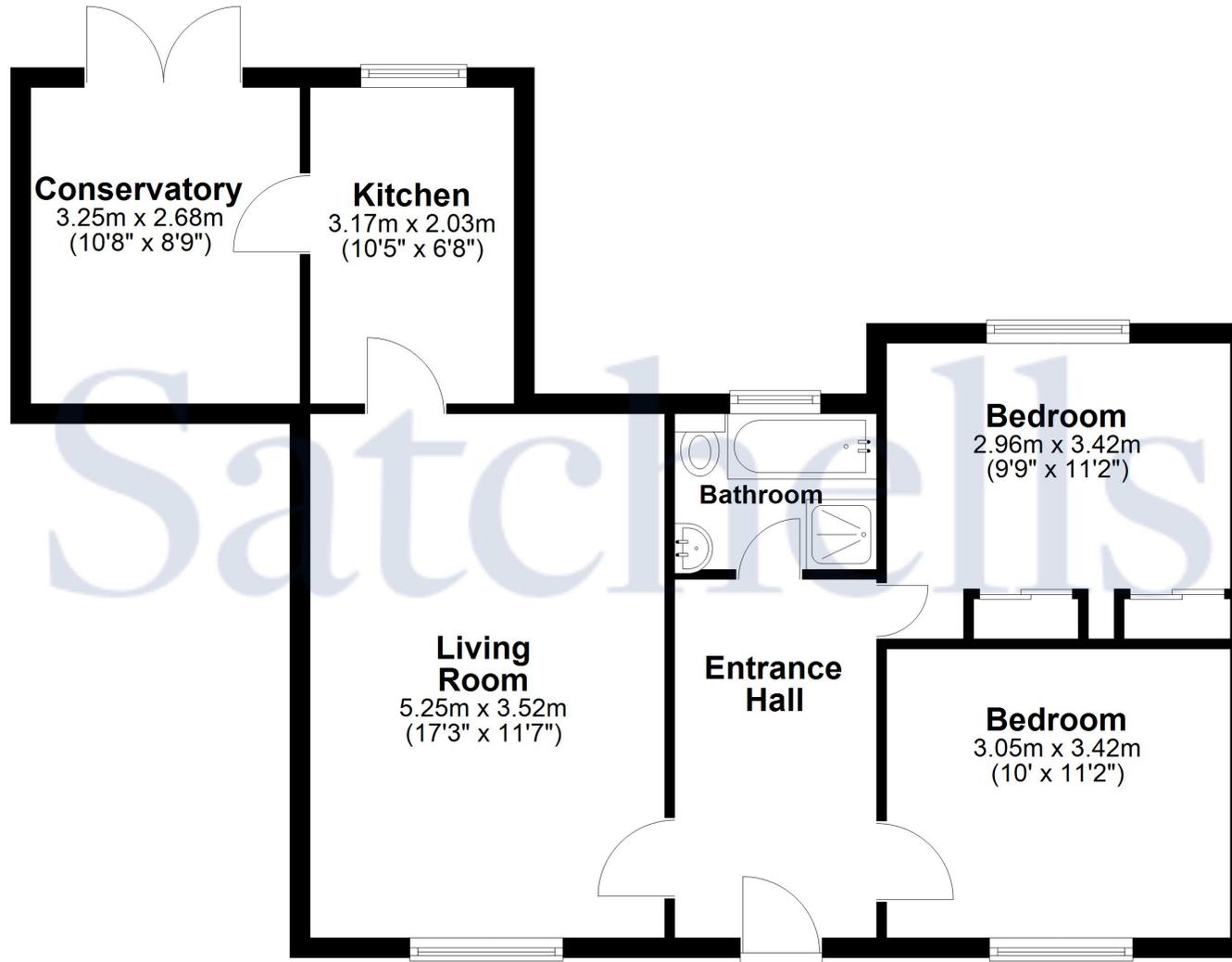




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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## Ground Floor



For illustration 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.  
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