



# Coral Dene

Gosling Avenue, Offley, Hitchin,  
Hertfordshire, SG5 3EP  
Guide Price £525,000

country  
properties

Positioned on a desirable corner plot in a village location is this detached three bedroom bungalow with potential to extend STPP.

This spacious and bright property comprises of entrance hall, large living room with patio doors, double aspect kitchen/dining room with doors to the Southerly facing rear garden, primary bedroom with en-suite shower room, two further bedrooms and family bathroom. There is a large garage space which is accessible from the front and rear gardens.

The property is positioned on a wrap around plot offering sunshine at all points throughout the day. To the front is driveway parking for several vehicles and mainly laid to lawn at the side and rear with patio space.

Offley Village is a sought-after village in rolling countryside. It has a primary school, hairdressers, several public houses/restaurants and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton providing direct access to Kings Cross and Cambridge from Hitchin and offering Thameslink services. The historic market town of Hitchin provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools.

- Detached bungalow
- Bright and spacious accommodation
- Corner plot
- Potential to extend STPP
- No onward chain
- 3.6 miles, 9 min drive to the historic market town of Hitchin (as per Google Maps)
- 4.7 miles, 11 mins drive to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area  
 Ground Floor = 92.4 sq m / 994 sq ft  
 Garage = 17.2 sq m / 185 sq ft  
 Total = 109.6 sq m / 1,179 sq ft

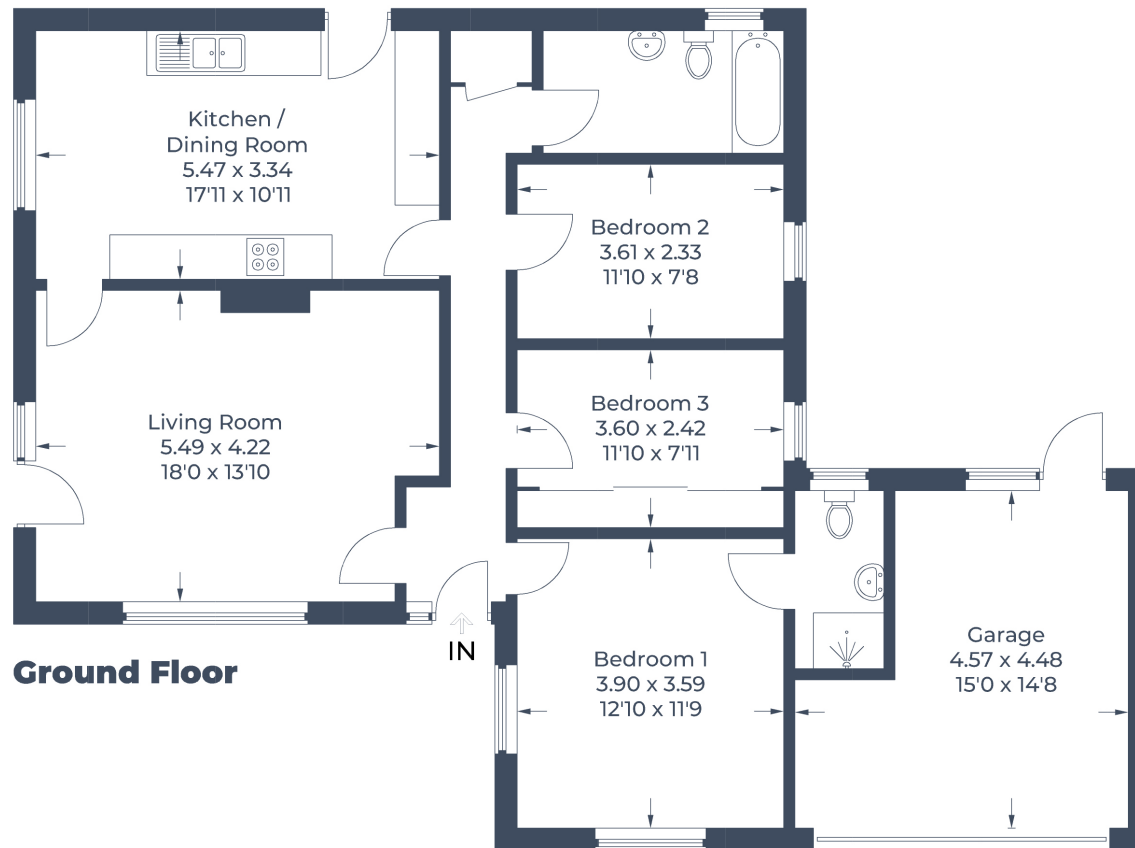


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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

Country Properties | 6, Brand Street | SG5 1HX  
 T: 01462 452951 | E: hitchin@country-properties.co.uk  
 www.country-properties.co.uk

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