



Garden Fields

Offley, Hitchin,
Hertfordshire, SG5 3DF
Guide Price £515,000

country
properties

A well presented and deceptively spacious three bedroom semi-detached family home, tucked away at the end of a modern cul de sac in the sought after village of Offley. Offering generous accommodation arranged over three floors, this property blends contemporary living with a peaceful village setting.

The ground floor welcomes you with a bright entrance hall leading to a comfortable living room and a stylish, modern fitted kitchen/dining room with a door leading to the rear garden. A convenient WC completes the ground floor. On the first floor, you'll find two well proportioned double bedrooms along with a sleek family bathroom. The impressive second floor is dedicated to the spacious principal bedroom, featuring fitted storage and a private ensuite shower room.

Outside, the low maintenance southerly facing rear garden is designed for easy enjoyment, with a patio area and artificial lawn, plus gated side access. To the front and side of the property, a generous driveway provides parking for several vehicles.

Offley is a sought-after village set in attractive rolling countryside in North Hertfordshire. The village offers a range of local amenities including a well-regarded primary school, village shop, hairdresser and public houses, along with a regular bus service to nearby towns. The nearby market town of Hitchin provides a wider range of shops, restaurants and leisure facilities, as well as a mainline railway station with fast services to London. Road links are convenient with easy access to the A505, A1(M) and M1.

- Semi-detached family home
- Three generous double bedrooms
- Principal bedroom with en suite
- Cul de sac location
- South facing rear garden
- 3.1 miles, 5 min drive to Hitchin town centre (as per Google Maps)
- 4.5 miles, 10 min drive to Hitchin train station (as per Google Maps)

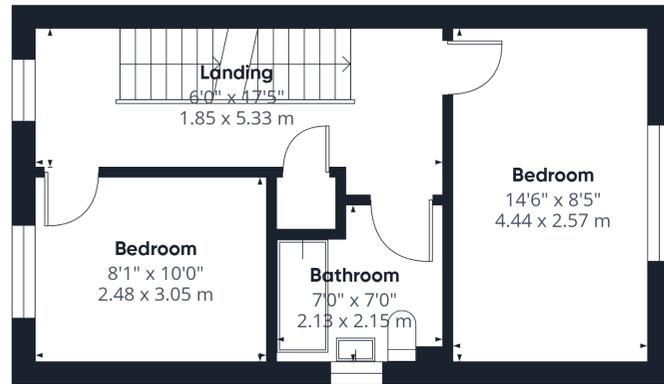




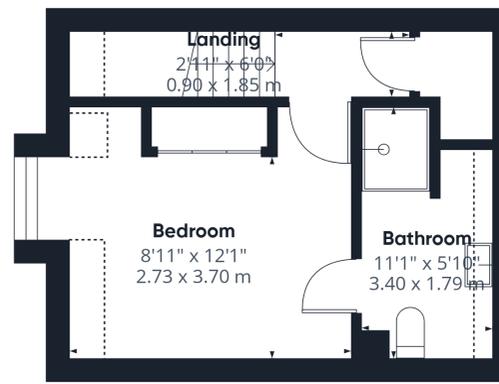




Floor 0



Floor 1



Floor 2



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		84	
		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

973 ft²

90.4 m²

Reduced headroom

17 ft²

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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