



3 Trevor Road
HITCHIN
Hertfordshire
SG4 9TA

Guide Price £350,000

Quick Reference: 3899098

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**COUNTRY
PROPERTIES**

Est
1974

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Fabulous character property close to the town and station – being offered with no upper chain

- Oozing with character and charm – lots of original features
- Open plan ground floor living accommodation
- Living room with open fire, Dining room and Kitchen
- Solid Oak flooring on the ground floor, redecorated using Farrow and Ball paints
- Two double bedrooms
- Large first floor bathroom Travertine marble tiled floor and walls
- Rear garden with large summerhouse
- Great location – ideal for the town and the station
- CHAIN FREE

Ground Floor

Living Room 11' 11" x 10' 4" (3.63m x 3.15m)

Door to the front. Solid oak flooring, bay window to front, three radiators, open fire with wooden mantle and surround. Open plan to the

Dining Room 11' 10" x 13' 3" (3.61m x 4.04m)

Solid oak flooring, stairs to first floor, window to rear, radiator. Open plan to the

Kitchen 15' x 7' (4.57m x 2.13m)

Door to garden, window to side, wall mounted gas boiler, radiator, stainless steel sink with mixer taps, window to rear, wall tiles, ceiling down lights. Smeg stainless steel range (available under separate negotiation)

First Floor

Bedroom One 12' x 10' 4" (3.66m x 3.15m)
Window to rear, fireplace, radiator, wooden floors, loft hatch.

Bedroom Two 11' 11" x 10' 5" (3.63m x 3.18m)
Window to rear, radiator, fireplace, cupboard, wooden floor.

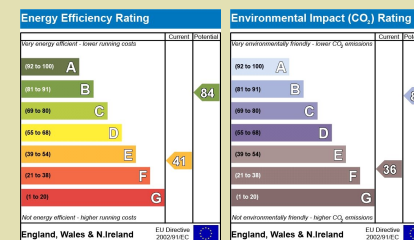
Bathroom 7' 4" x 9' (2.24m x 2.74m)
Travertine marble tiled floor and walls, radiator, window to side, bath with shower over, low level w.c. wash hand basin.

Outside

Rear Garden Rear paved garden with a selection of established shrubs. Seating area. large summerhouse. Pedestrian access to the front. Gated right of access for No 4.

Front Garden

FrontGarden Shrub bed, pedestrian access to the rear.



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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



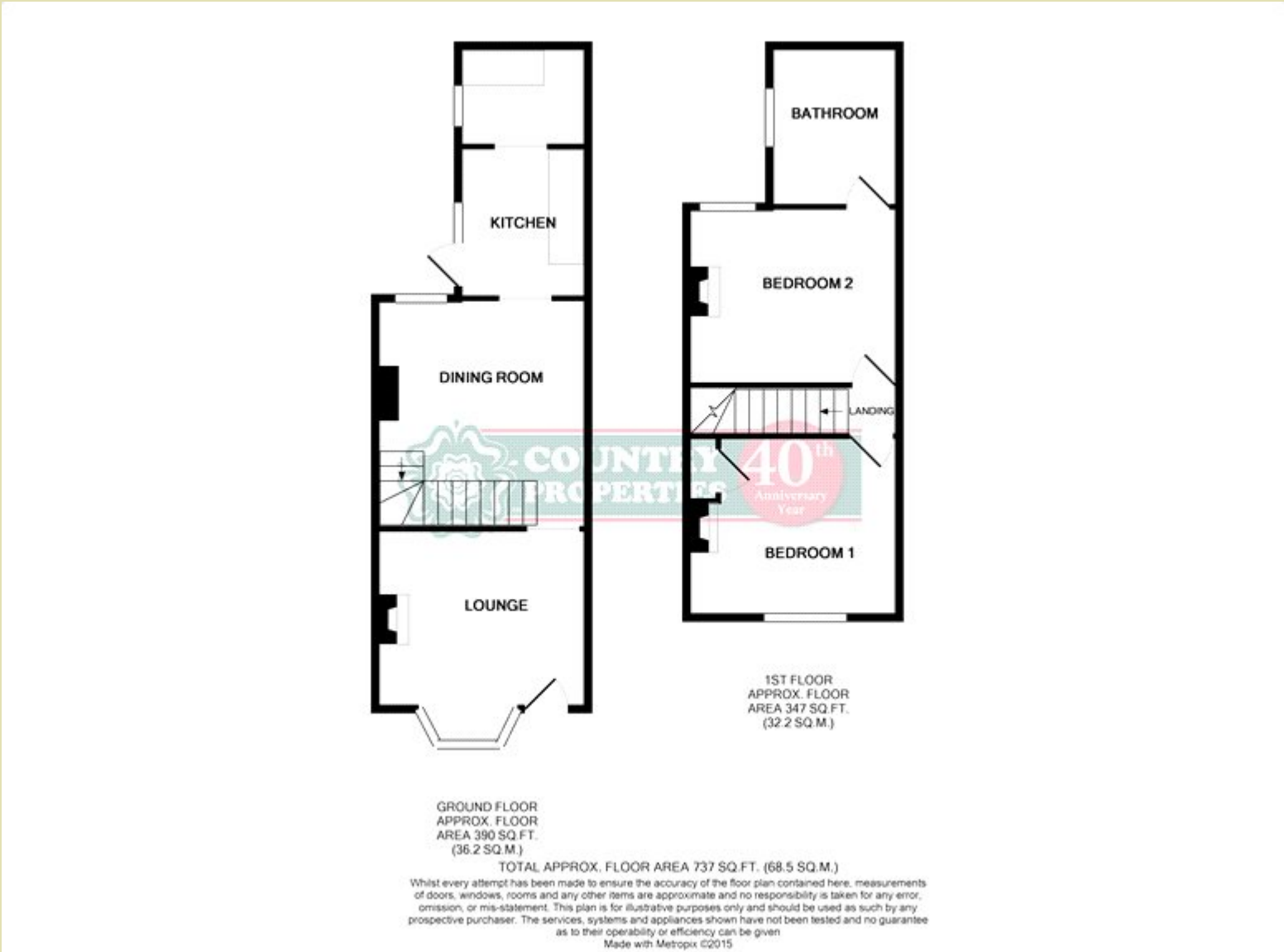
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