



# Docklands

Pirton, Hitchin,  
Hertfordshire, SG5 3QF  
Guide Price £425,000

country  
properties

This wonderful two bedroom semi-detached bungalow occupies a good plot and has been updated by the current owners.

The property comprises of a side entrance hall which houses the accommodation off of it. To the front of the property is the wonderful living room with feature fire place and the second bedroom besides with a feature bay window. To the rear of the property is the kitchen which offers a conservatory to the rear and the refurbished principal bedroom. The accommodation is completed with the family bathroom suite. Outside there is a gravel front garden providing off road parking. The driveway runs past the side of the house and leads to the garage and again provides off road parking. To the rear of the property is a good size rear garden which is mainly laid to lawn and enclosed by timber fence.

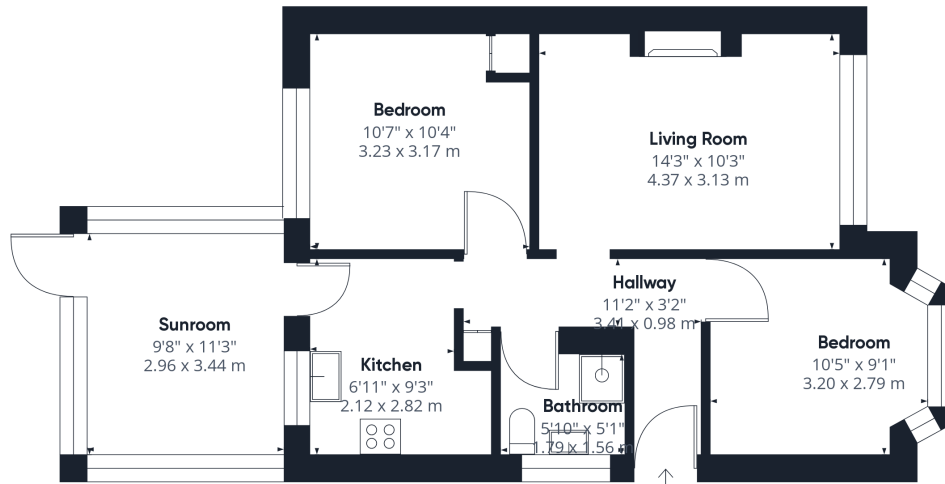
The property also benefits from planning permission for a loft conversion, rear and side extension that will transform the property into a three bedroom with study and open plan kitchen/living space. Planning permission reference: 22/02745/FPH(26/10/2022)

Pirton is a small village and civil parish three miles north-east of Hitchin in Hertfordshire, England. The church, rebuilt in 1877, but with the remains of its 12th-century tower, is built within the bailey of a former castle. Pirton Grange, which was remodelled in the 18th century, is in the north of the parish, and is a particularly interesting, moated Elizabethan house with a timber framed gatehouse. Hammonds Farm and Rectory Farm, with its tithe barn, are also Elizabethan.

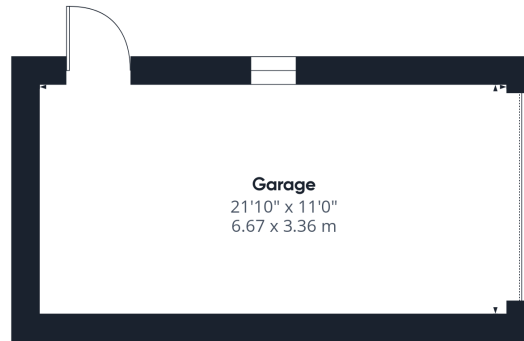
- Two bedroom semi-detached bungalow in a cul-de-sac location
- Updated by the current owners
- Driveway and garage with ample off road parking
- Planning permission for side, rear an loft conversion
- Planning permission ref: 22/02745/FPH(26/10/2022)
- 4.3 miles drive to Hitchin train station and town centre (as per Google Maps)
- NO ONWARD CHAIN







Floor 0 Building 1



Floor 0 Building 2

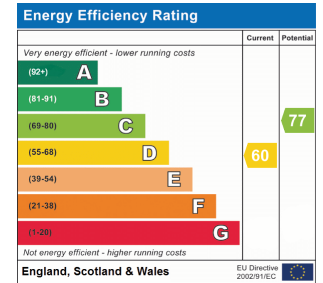
Approximate total area<sup>1)</sup>

873.92 ft<sup>2</sup>  
81.19 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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