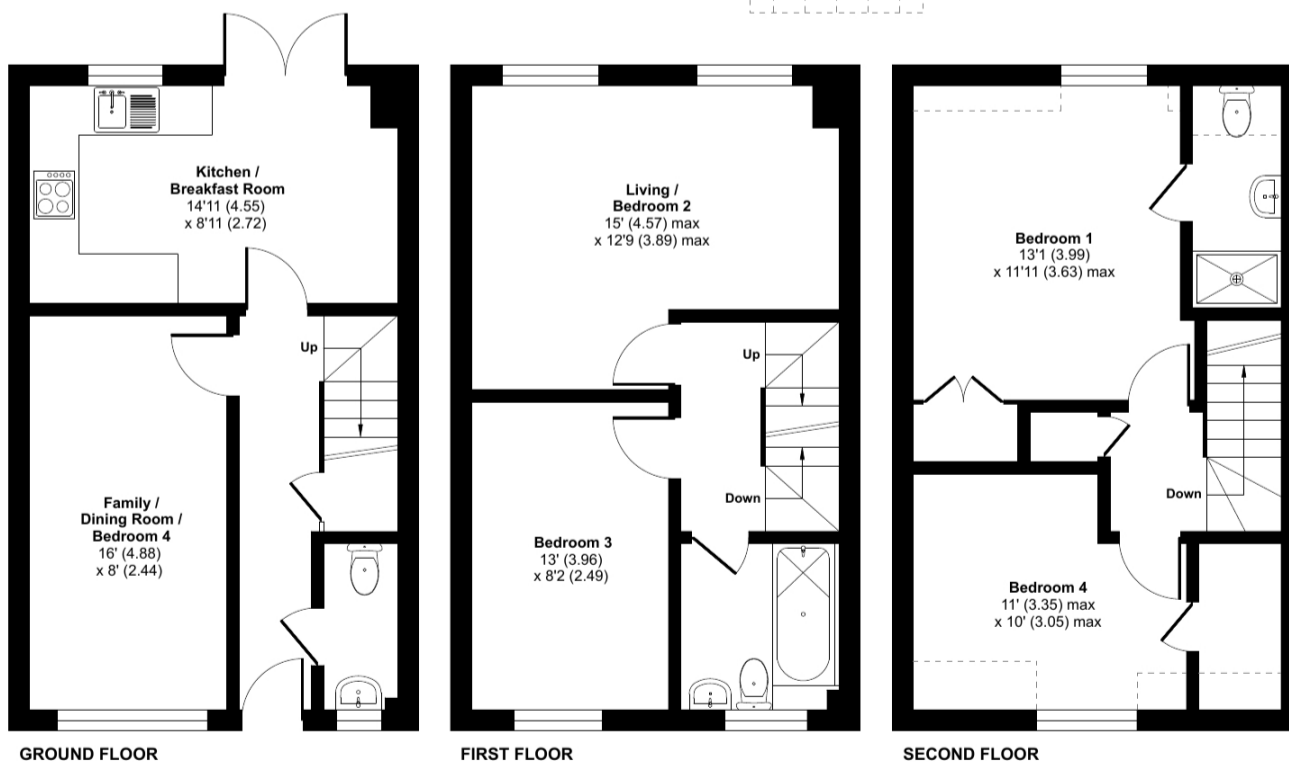




Approximate Area = 1102 sq ft / 102.3 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Total = 1134 sq ft / 105.3 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 854221

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 | 46-48, High Street | SG17 5DG
 T: 01462 811822 | E: shefford@country-properties.co.uk
 www.country-properties.co.uk

Unexpectedly re-available this well presented town house offers versatile living accommodation over three floors, a southerly aspect rear garden and is only a short commute to the bustling market town of Hitchin.

- Versatile accommodation which could provide 4 double bedrooms
- Kitchen/breakfast room with french doors opening onto the rear garden
- Gas boiler installed in 2021
- Top floor master bedroom with en-suite shower room
- Short drive to Hitchin providing main line train links into London
- Easy walking distance to local shops

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Radiator. Wood effect flooring. Doors into cloakroom, bedroom/dining/family room and kitchen/breakfast room.

Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Radiator. Wood effect flooring. Obscure double glazed window to front.

Family/Dining Room/Bedroom

16' 0" x 8' 0" (4.88m x 2.44m) Double glazed window to front. Radiator. Wood effect flooring.

Kitchen/Breakfast Room

14' 11" (max) x 8' 11" (max) (4.55m x 2.72m) A range of wall and base units with marble effect worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Built-in Bosch electric oven and gas hob with concealed extractor over. Space for fridge/freezer. Space and plumbing for washing machine and dishwasher. Ceramic tiled flooring. Wall mounted gas boiler enclosed in cupboard. Telephone socket and TV aerial socket. Double glazed window and French doors opening onto the rear garden.

FIRST FLOOR

Landing

Stairs rising to second floor accommodation. Radiator. Doors to living room, bedroom 2 and family bathroom.



Living Room/Bedroom 4

15' 0" (max) x 12' 9" (max) (4.57m x 3.89m) L Shaped room with two double glazed windows to rear. Two radiators. TV aerial socket, telephone socket and Sky connection.

Bedroom 2

13' 0" x 8' 2" (3.96m x 2.49m) Double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with telephone style mixer/shower attachment and glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Shaver point. Extractor fan. Obscure double glazed window to front.

SECOND FLOOR

Landing

Airing cupboard housing hot water cylinder and shelving. Doors to bedrooms 1 & 3.

Bedroom 1

13' 1" x 11' 11" (max) (3.99m x 3.63m) Double glazed window to rear. Radiator. TV Aerial. Fitted double wardrobe. Access to loft space. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and tiled flooring. Radiator. Shaver point. Extractor fan.

Bedroom 3

11' 0" (max) x 10' 0" (max) (3.35m x 3.05m) Double glazed window to front. Radiator. Fitted cupboard with shelving and hanging rail.

OUTSIDE

Front Garden

Driveway providing parking for one/two cars with paved pathway to front door and mature shrub border to side. External light.

Rear Garden

Fully enclosed southerly aspect garden laid mainly to lawn with paved patio area. Cold water tap. Garden shed to remain.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

