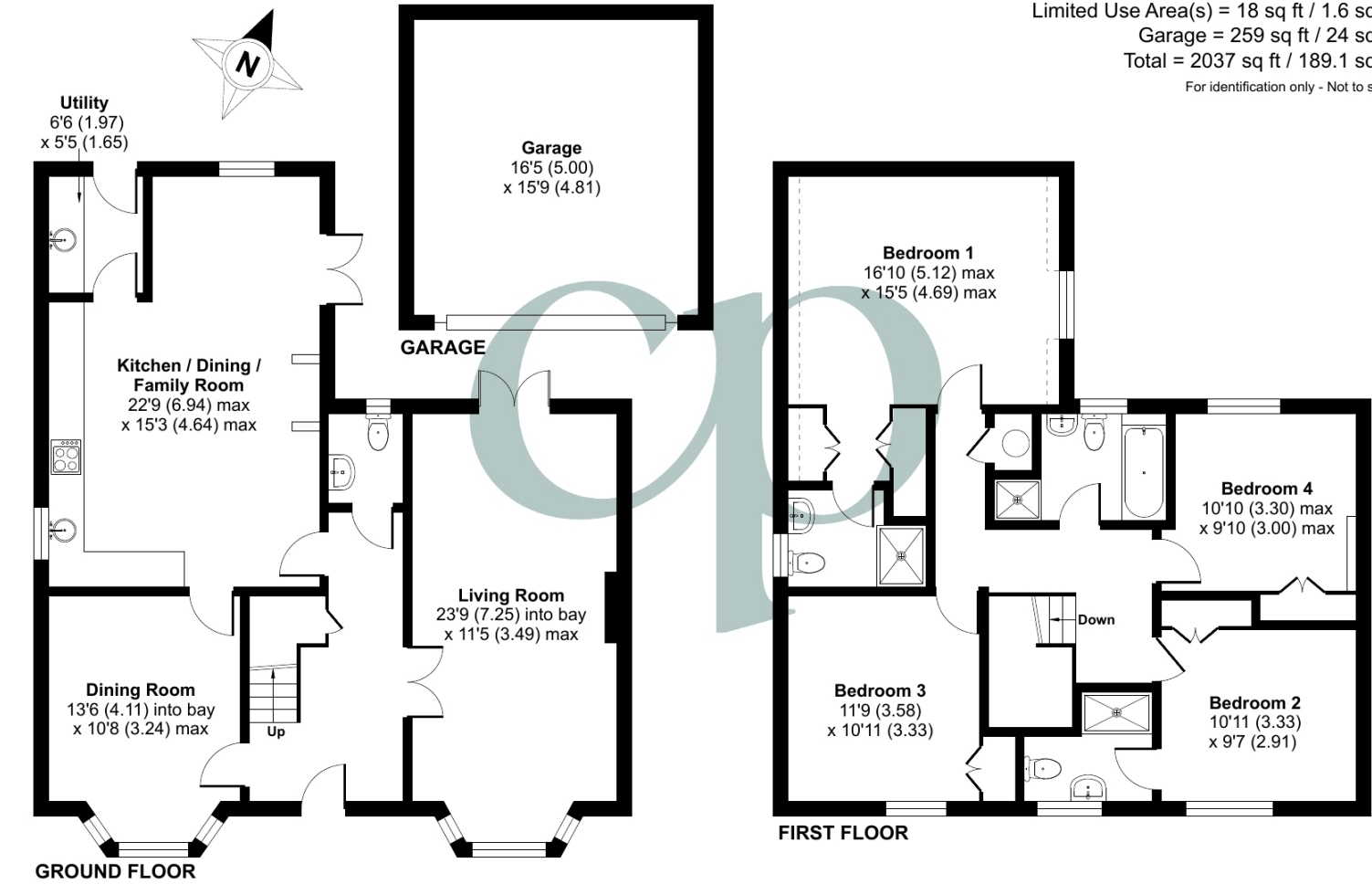




Approximate Area = 1760 sq ft / 163.5 sq m
Limited Use Area(s) = 18 sq ft / 1.6 sq m
Garage = 259 sq ft / 24 sq m
Total = 2037 sq ft / 189.1 sq m
For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(88+)	A	
(81-87)	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		
		EU Directive 2002/91/EC
		Current Potential
		74 82



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1310990

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

This 4 bedroom beautifully presented double fronted detached home offers over 1,800 sq ft of flexible accomodation just perfect for a growing family. The property is a short drive to the vibrant market town of Hitchin with rail links into the City and Cambridge.

- Sought after family friendly location a short stroll to Pollards Park
- Stylish refitted 22ft kitchen/dining/family room
- Separate dining room/study
- Useful utility & downstairs cloakroom
- Bedroom one with built in wardrobes and en suite
- 3 further double bedrooms with built in wardrobes, bedroom two with en suite
- Double garage and ample gated off road parking
- Close to highly regarded schooling and countryside walks

Ground Floor

Entrance Hallway

Entrance door to front. Stairs with understairs cupboard. Wood Flooring. Radiator. Door into Dining room, living room, cloakroom and kitchen/dining/family room.

Living Room

23' 9" x 11' 5" (7.24m x 3.48m) into bay. Dual aspect room with double glazed bay window to front aspect. Double glazed French doors opening onto rear garden. Part glazed double doors to hallway. Electric feature fireplace. Two radiators.

Dining Room/Study

13' 6" x 10' 8" (4.11m x 3.25m) into bay. Double glazed bay windows to front. Wood flooring. Radiator.

Kitchen/Dining/Breakfast Room

22' 9" x 15' 3" (6.93m x 4.65m) A range of eye and base level units with quartz work surfaces over. Integrated Neff dishwasher. Neff eye level hide and slide oven & combination oven with microwave and warming drawer. Neff induction hob with extractor over. Inset sink with mixer tap over. Space for American style Fridge Freezer with storage and wine rack surround. Under cupboard and plinth lighting. Dual aspect double glazed windows to side and rear aspect. Double glazed French doors opening to rear garden. Door into utility room and dining room.

Utility Room

6' 6" x 5' 5" (1.98m x 1.65m) A range of eye and base level units with complementary work surfaces over. Stainless steel sink and drainer unit. Space for washing machine and tumble dryer. Tiled flooring. Radiator. Wall mounted gas boiler. Obscure part glazed door for access to rear garden.

Cloakroom

Obscure double glazed window to rear aspect. Pedestal wash hand basin. WC. Part tiled walls. Wood flooring. Radiator.



First Floor

Landing

Airing cupboard housing Mega flow cylinder. Doors to all rooms.

Bedroom 1

16' 10" x 15' 5" (5.13m x 4.70m) Double glazed window to rear aspect. Built in wardrobes. Radiator. Door into en-suite.

En-suite

Obscure double glazed window to side aspect. Three piece suite comprising separate shower cubicle, pedestal wash hand basin, wc. Partially tiled walls. Radiator.

Bedroom 2

10' 11" x 9' 7" (3.33m x 2.92m) Double glazed window to front. Built in wardrobes. Radiator. Door into en-suite

En-suite

Obscure double glazed window to front aspect. Three piece suite comprising separate shower cubicle, pedestal wash hand basin with partially tiled walls, wc. Radiator.

Bedroom 3

11' 9" x 10' 11" (3.58m x 3.33m) Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom 4

10' 10" x 9' 10" (3.30m x 3.00m) Double glazed window to rear aspect. Built in wardrobes. Radiator. Access to loft.

Family Bathroom

Obscure double glazed window to rear. Four piece suite comprising separate shower cubicle, bath, pedestal wash hand basin with partially tiled walls, wc. Radiator.

Outside

Front Garden

Low level front wall with cast iron railings, cast iron gate leads to paved pathway to front door. Low maintenance garden with mature flower and shrub borders . Parking for 1 car. Gated access leads to gravel driveway providing ample off road parking and double garage.

Rear Garden

Landscaped with paved patio area. Mainly laid to lawn leading to further paved patio area with mature flower and shrub borders. Water feature and ornate lighting. Side access leading to gravel drive and double garage. Outside water tap.

Garage

Brick built double garage with up and over doors, power and light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

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

