



# Purwell Lane

Hitchin,  
Hertfordshire, SG4 0NE  
Guide Price £650,000

country  
properties



A beautifully presented and extended three bedroom semi detached chalet bungalow facing onto fields.

The downstairs accommodation benefits from an entrance hall, two spacious double bedrooms and a modern fitted shower room. To the rear is a well-designed wrap around living room, modern kitchen with breakfast bar, a utility room and an open plan dining/reception space which benefits from triple glazing and views of the garden.

Upstairs is the primary bedroom with a Juliet balcony overlooking the rear garden and benefits from it's own en-suite shower room.

To the outside is a landscaped rear garden mainly laid to lawn with a patio area a for entertaining and two large storage sheds, one is fully insulated, and boarded throughout with fitted sockets which could easily be used for a Home Office. To the front of the property there is ample off road parking on a private driveway.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Extended three bedroom semi detached
- Well presented throughout
- Open plan kitchen/dining/reception space to rear
- Primary bedroom with Juliet balcony
- Driveway parking for several vehicles
- 1.3 miles, 29 mins walk to Hitchin town centre (as per Google maps)
- 0.7 miles, 17 mins walk to Hitchin train station (as per Google maps)













Approximate Gross Internal Area  
 Ground Floor = 97.9 sq m / 1,054 sq ft  
 First Floor = 27.4 sq m / 295 sq ft  
 Total = 125.3 sq m / 1,349 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	80
(55-68)	<b>D</b>	66
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

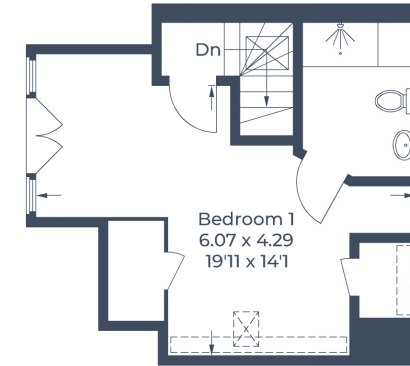
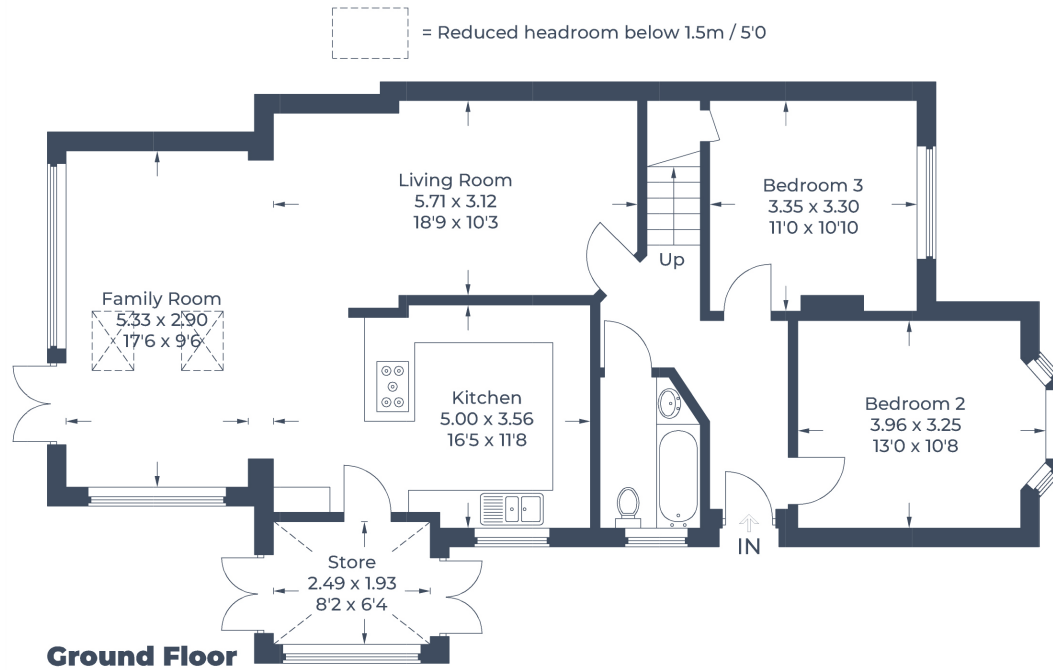


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## Viewing by appointment only

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