



Westbury Farm Close, Offley, Hitchin SG5 3FL  
£395,000 Freehold

| Satchells











# Step Inside

## Westbury Farm Close

Set within the sought-after Pilsworth Court development, this beautifully presented two bedroom end terrace home combines contemporary design with practical living, making it an excellent choice for first time buyers, downsizers or young professionals looking for a stylish village setting.

The ground floor is centred around an impressive open plan kitchen, dining and living space, flooded with natural light and perfectly suited to modern living. The sleek kitchen is finished with stone worktops and a full suite of integrated Caple appliances, offering both elegance and everyday functionality, while the living area provides a welcoming space to relax or entertain.

Upstairs, the property continues to impress with two well proportioned double bedrooms. The principal bedroom features a smart ensuite shower room, while the second bedroom benefits from direct access to the main bathroom, ideal for guests or flexible living arrangements. Both bathrooms are finished to a high contemporary standard, reflecting the quality and attention to detail found throughout the home.



# About Hitchin

## Westbury Farm Close

Stepping outside, the rear garden has been carefully landscaped to create a smart yet inviting outdoor retreat, ideal for modern living. The paved terrace provides an excellent setting for alfresco dining, summer entertaining or simply unwinding at the end of the day, while the enclosed design offers a reassuring sense of privacy and low-maintenance appeal.

To the front, a tandem length off street parking space ensures everyday convenience, complementing the practical layout of the home. Combined with double glazed windows and energy efficient construction throughout, the property delivers year round comfort, reduced running costs and a home that is as efficient as it is attractive.











# Step Outside

## Westbury Farm Close

Offley is a well established and highly regarded village set within rolling Hertfordshire countryside, offering a peaceful lifestyle alongside excellent connectivity. Known for its strong community spirit, attractive period homes and scenic surroundings, the village appeals to families and professionals seeking the best of village living.

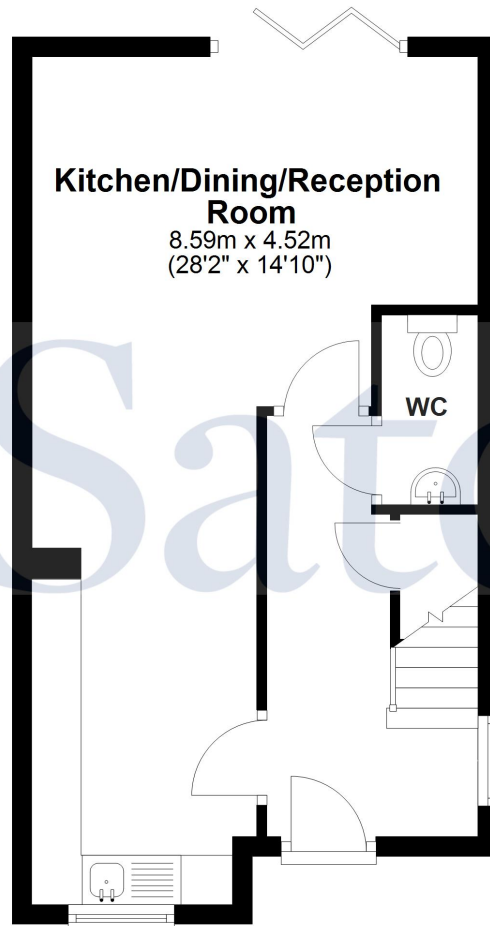
Everyday amenities include a post office, traditional public houses, a popular village primary school and an abundance of countryside walks and bridleways, ideal for outdoor enthusiasts. Despite its rural feel, Offley is exceptionally well placed for commuters, with easy access to the A1(M) and M1, while Hitchin mainline station provides fast, direct services to London King's Cross in under 30 minutes. Luton Airport is also conveniently close.

Just a short drive away, the historic market town of Hitchin offers a vibrant mix of independent shops, cafés, restaurants and weekly markets, along with excellent secondary and independent schooling, making it a perfect complement to Offley's relaxed village setting.

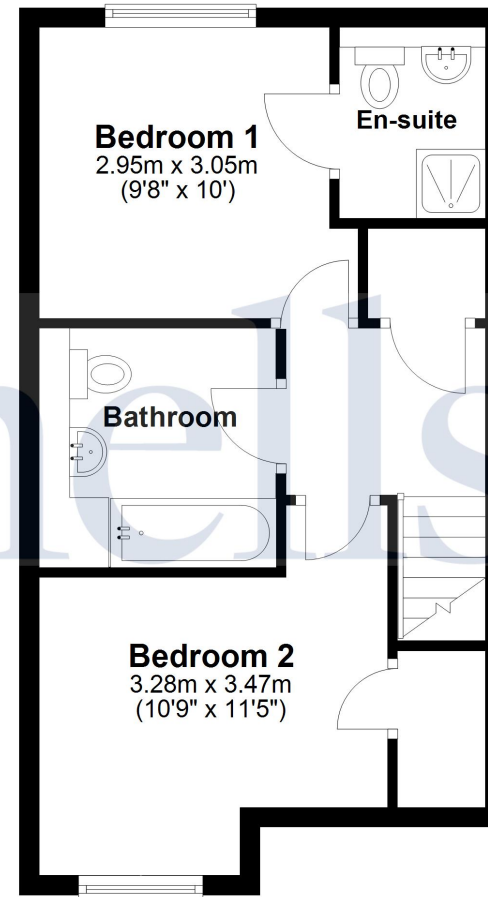




## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.





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