



Whitehill Road, Hitchin, Hertfordshire. SG4 9HP





4 Bedroom Detached House Offers Over £675,000 Freehold

Offered for sale by informal tender at offers Over £675,000. All offers are to be received in writing by noon on Friday 1st March 2024.

This is a fantastic opportunity to acquire a substantial detached family home located in the sought-after Hitchin girls school catchment area. Already extended to the ground floor there is scope to extend further. The current accommodation, whilst in need of refurbishment, is extremely spacious and comprises the entrance hall, home office/bedroom five, wet room, cloakroom, sitting room, dining room, a large dual aspect living room and kitchen to the ground floor. On the first floor are four good size bedrooms and the family bathroom. Externally, this property is set on a corner plot with gardens to the front and rear, a block paved driveway provides off-road parking for four cars and there is the added benefit of an EV charging point. For further details and your appointment to view please contact Satchells Hitchin.



- Extended family home
- Requires modernisation
- Corner plot position
- Four good sized bedrooms
- Home office/bedroom five
- Ground floor wet room
- Three further reception rooms
- Front and rear gardens
- Driveway parking for four cars
- EPC rating D. Council tax band F.

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Double glazed window to side. Stairs to first floor. Radiator. Vinyl tiled flooring.

Home Office/Bedroom Five:

Abt. 12' 9" x 7' 9" (3.89m x 2.36m) Double glazed window to front. Radiator. Carpet as fitted.

Wet Room:

A fully tiled wet room with non-slip vinyl flooring. Double glazed window to side. Electric shower, wash hand basin and low level WC. Radiator. Extractor fan.

Cloakroom:

A white suite comprising low level WC and wash hand basin. Tiled splash back area. Double glazed window to side. Carpet as fitted.

Sitting Room:

Abt. 12' 0" x 11' 9" (3.66m x 3.58m) Double glazed window to front. Radiator. Television point. Vinyl tiled flooring.

Dining Room:

Abt. 11' 9" x 11' 9" (3.58m x 3.58m) Double glazed window to rear. Radiator. Telephone point. Coving to ceiling. Carpet as fitted.

Living Room:

Abt. 17' 9" x 14' 2" (5.41m x 4.32m) A dual aspect living room with double glazed window to front and double glazed patio doors leading to the rear garden. Two radiators. Air conditioning unit. Wall mounted gas fire. Coving to ceiling. Carpet as fitted.

Kitchen:

Abt. 12' 7" x 8' 3" (3.84m x 2.51m) A range of eye and base level units with ample roll top work surfaces. Single drainer stainless steel one and half bowl sink unit. Built-in four ring gas hob, electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for fridge/freezer. Cupboard housing gas boiler. Tiled splash back area. Double glazed window to rear. Double glazed door to side.

First Floor:**Landing:**

Double glazed window to side. Access to loft via a retractable ladder. Carpet as fitted.

Bedroom One:

Abt. 12' 6" x 11' 8" (3.81m x 3.56m) Double glazed window to front. A range of fitted wardrobes. Radiator. Telephone point. Carpet as fitted.

Bedroom Two:

Abt. 12' 9" x 9' 6" (3.89m x 2.90m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 11' 8" x 9' 7" (3.56m x 2.92m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 8' 6" x 8' 6" (2.59m x 2.59m) Double glazed window to rear. Radiator. Airing cupboard. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled walls. Double glazed window to rear. Wood effect flooring.

Outside:**Front Garden:**

A good size frontage with a block paved driveway that provides off road parking for up to four cars. The remainder is laid to lawn. Electric vehicle charging point.

Rear Garden:

Laid mainly to lawn with shrub borders. Outside tap. Gated side access.



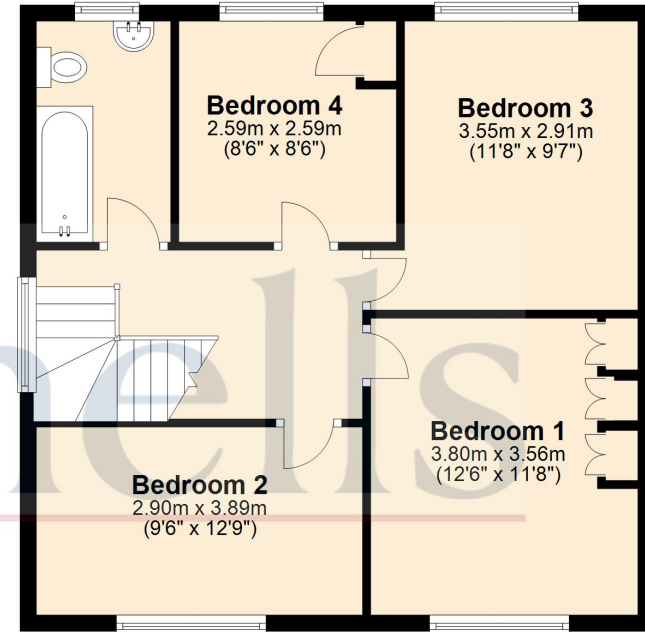


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative 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.