



38 The Maples, Hitchin, Hertfordshire. SG4 9HA

- CHAIN FREE
- GROUND FLOOR
- LARGE MASTER BEDROOM
- COMMUNAL GARDEN
- GARAGE
- FITTED KITCHEN
- AMPLE COMMUNAL PARKING
- SHOWER ROOM
- MODERNIZATION REQUIRED
- IDEAL FIRST TIME PURCHASE/INVESTMENT



PROPERTY DESCRIPTION

A spacious CHAIN FREE ground floor one bedroom apartment located within a quiet cul-de-sac location. The accommodation comprises entrance hall, plenty of storage cupboards, spacious living room with sliding patio doors onto the well maintained communal gardens, separate kitchen/dining room, double bedroom and bathroom with W.C, wash hand basin and bath with walk in shower.

Located within a quiet Cul-De-Sac on the outskirts of Hitchin Town Centre, The Maples offers ample amenities within walking distance including:

Hitchin Town Centre 0.4 Miles

Sainsburys Supermarket 0.7 Miles

Hitchin Train Station 0.9 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Doors leading to bedroom and bathroom

KITCHEN

3.75m x 2.98m (12' 4" x 9' 9")

Fitted kitchen and oven, with views overlooking the communal gardens

LOUNGE

5.03m x 3.31m (16' 6" x 10' 10")

Sliding door to front of property. Door leading to kitchen and hallway.

BEDROOM

3.89m x 3.16m (12' 9" x 10' 4")

Fitted wardrobes. Window front aspect.

BATHROOM

2.73m x 1.66m (8' 11" x 5' 5")

Walk in shower room with sink and W/C.

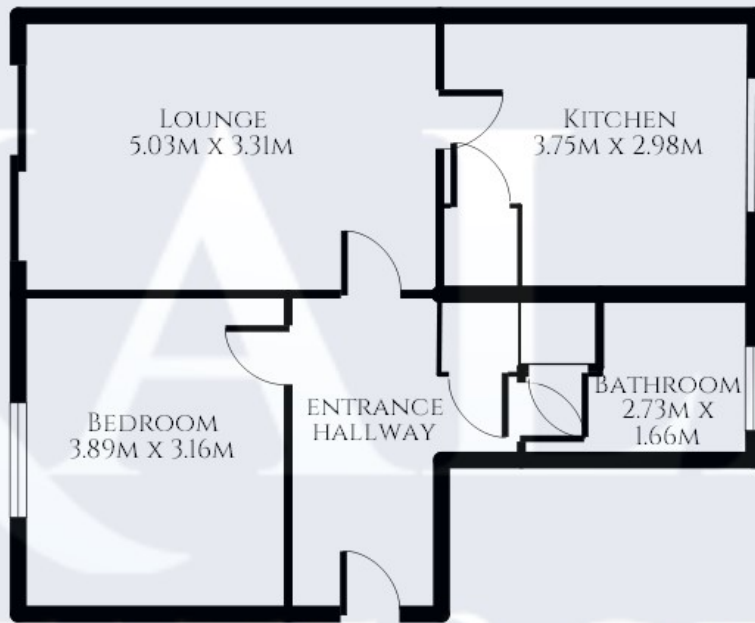
GARAGE

En-Bloc



FLOORPLAN

KALM
- ESTATE AGENTS -



GROUND FLOOR

APPROX GROSS INTERNAL FLOOR AREA: 55 SQ.M / 595 SQ.FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

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