



# Garden Fields

Offley, Hitchin,  
Hertfordshire, SG5 3DF  
Guide Price £400,000

country  
properties

Tucked away at the end of a peaceful cul de sac, this spacious and contemporary two double bedroom home offers an appealing blend of comfort, privacy and future potential. Set on a generous plot with excellent outdoor space, it presents an ideal opportunity for first time buyers, downsizers or those seeking a home with scope to grow.

The ground floor opens with a welcoming entrance hall leading through to a bright and well proportioned living room. To the rear, a modern kitchen dining room provides a sociable space for cooking and entertaining, with direct access to the garden. A convenient WC completes the downstairs layout. Upstairs, two generous double bedrooms offer comfortable accommodation, complemented by a stylish family bathroom.

Outside, the front and rear gardens offer plenty of room for relaxation, play or landscaping ideas. Side access enhances practicality, while two allocated parking spaces add everyday convenience.

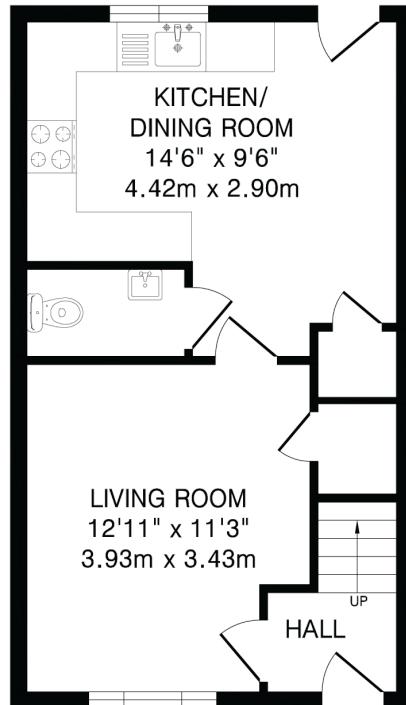
A standout feature of the property is the existing planning permission for a double-storey side extension, a single-storey rear extension, and a loft conversion, allowing buyers to greatly expand the living space to suit their needs.

Offley Village is a sought-after village in rolling countryside. It has a primary school, hairdressers, several public houses/restaurants, and a bus service. There is easy access to A505, A1(M), M1 and to mainline railway stations at Hitchin and Luton providing direct access to Kings Cross and Cambridge.

- Two double bedrooms
- Modern End of terrace family home
- Front and rear gardens
- Two allocated parking spaces
- Planning permissions in place to extend
- Cul de sac location
- 4.5 miles, 10 min drive to Hitchin train station (as per Google Maps)
- 3.2 miles, 7 mins drive to Hitchin town centre (as per Google Maps)

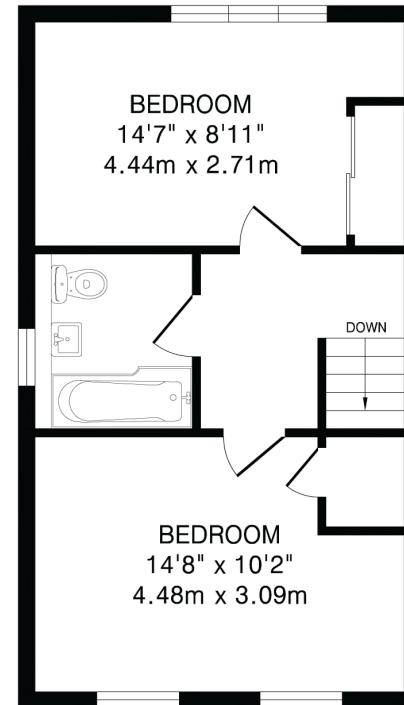




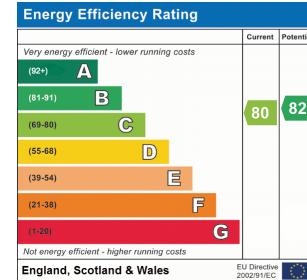


Ground Floor

392 sq.ft.(36.3 sq.m)approx. 392 sq.ft.(36.3 sq.m)approx.



First Floor



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

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