



Chaucer Way, Hitchin, Hertfordshire. SG4 0PF







## 4 Bedroom Terraced House

### Guide Price £395,000 Freehold

A spacious three/quarter bedroom family home with accommodation spread over three floors and open views to the rear.

Internally this versatile property comprises entrance hall, cloakroom, dining room/bedroom four/home office and a fully fitted kitchen/dining room to the ground floor. To the first floor is a light and airy living room, bedroom three and the family bathroom, whilst to the second floor are two further double bedrooms and an additional shower room. Externally are well stocked gardens to the front and rear along with a driveway that provides off road parking for two cars.



- Spacious family home
- Three/quarter bedrooms
- Fitted kitchen/diner with integrated appliances
- Dining room/bedroom four
- First floor living room
- Family bathroom
- Additional shower room
- Front and rear gardens
- Driveway parking
- EPC rating C. Council tax band C

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor with storage under. Built in storage cupboard. Wall mounted thermostat control. Laminate flooring.

### **Cloakroom:**

A white suite comprising counter top wash hand basin and low level wc. Tiled splashback area. Storage unit. Radiator. Laminate flooring.

### **Dining Room/Bedroom Four:**

Abt. 18' 2" x 7' 2" (5.54m x 2.18m) A versatile room that can be utilised as a home office, dining room or bedroom. Double glazed window to front. Radiator. Inset ceiling lights. Laminate flooring.

### **Kitchen/Dining Room:**

Abt. 13' 10" x 11' 0" (4.22m x 3.35m) A well appointed kitchen/dining room comprising a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel one and a half bowl sink unit. Built in four ring gas hob, eye level double electric oven and extractor hood. Integrated fridge/freezer, dishwasher and washing machine. Cupboard housing gas boiler. Tiled splashback area. Radiator. Double glazed french doors and window to rear. Inset ceiling lights. Coved ceiling. Quarry tiled flooring.

## **First Floor**

### **First Floor Landing:**

Stairs to second floor. Large storage cupboard and large airing cupboard with additional storage. Carpet as fitted.

### **Living Room:**

Abt. 13' 9" x 10' 9" (4.19m x 3.28m) A light and airy living room with double glazed window to front. Radiator. Television point. Coved ceiling. Laminate flooring.

### **Bedroom Three:**

Abt. 11' 1" x 7' 1" (3.38m x 2.16m) Double glazed window to rear. Radiator. Laminate flooring.

### **Bathroom:**

A white suite comprising panelled bath with mixer taps and shower attachment, vanity unit with inset wash hand basin and low level wc. Part tiled walls. Double glazed window to rear. Radiator. Vinyl flooring.

## **Second Floor**

### **Second Floor Landing:**

Loft access. Carpet as fitted.

### **Bedroom One:**

Abt. 13' 10" x 11' 2" (4.22m x 3.40m) Double glazed window to rear. Radiator. Laminate flooring.

### **Shower Room:**

A white suite comprising a fully tiled shower cubicle with shower and wash hand basin. Tiled splashback area. Extractor fan. Vinyl flooring.



**Bedroom Two:**

Abt. 13' 9" x 10' 9" (4.19m x 3.28m) Double glazed window to front. Radiator. Laminate flooring.

**Outside****Front Garden:**

A driveway provides off road parking. Path to front door. A selection of plants and shrubs.

**Rear Garden:**

An attractive rear garden with a patio area, established lawn and a variety of plants, shrubs and flowers. Polycarbonate shed to remain. Gated rear access that gives access to pleasant walks and nearby countryside.

**ADDITIONAL INFORMATION:****Location and Amenities:**

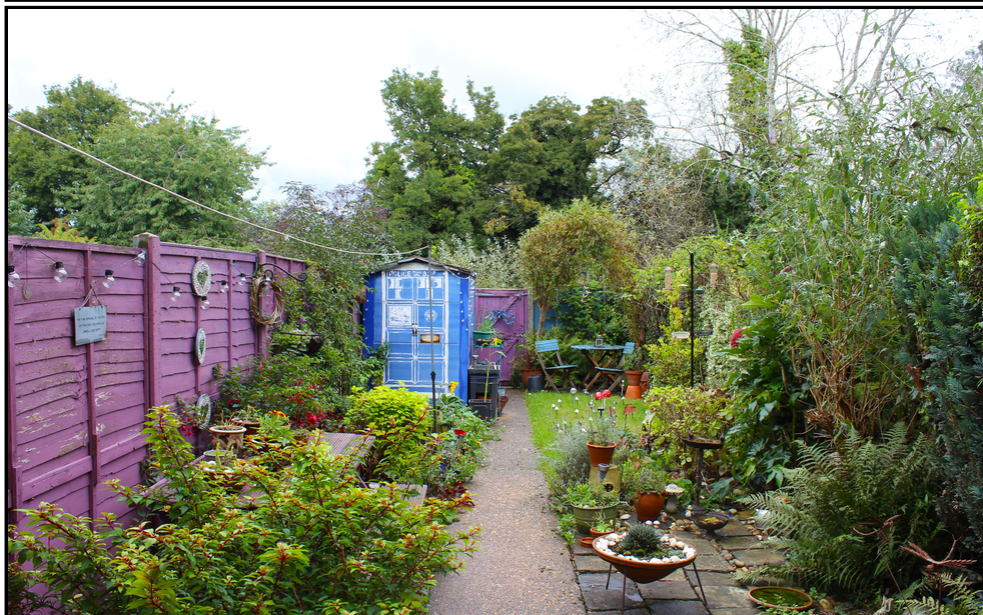
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the Market Square. Near to the Market Square stands the large medieval parish church of St. Mary. The town provides good shopping facilities as well as a swimming pool, two theatres, a wide variety of restaurants and bars and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge, and easy access is gained to the A1(M).

**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.



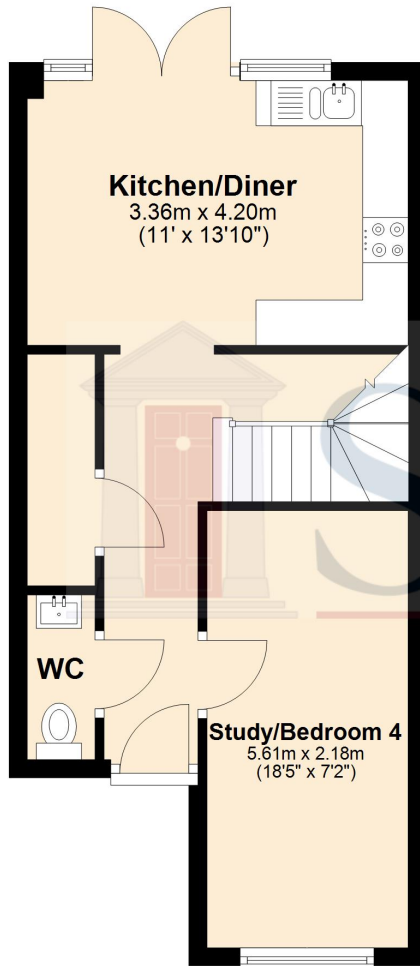




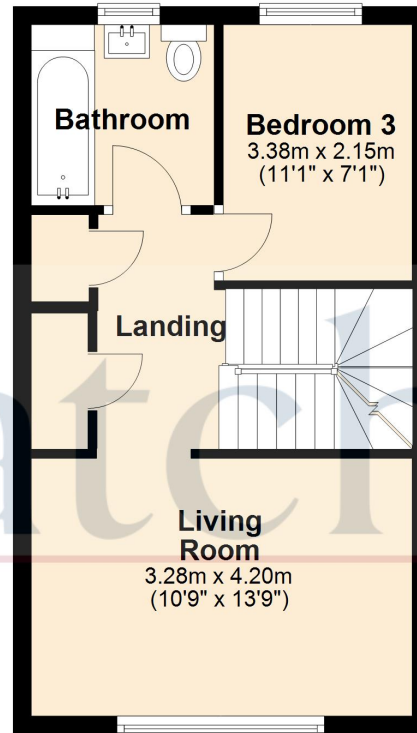
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.



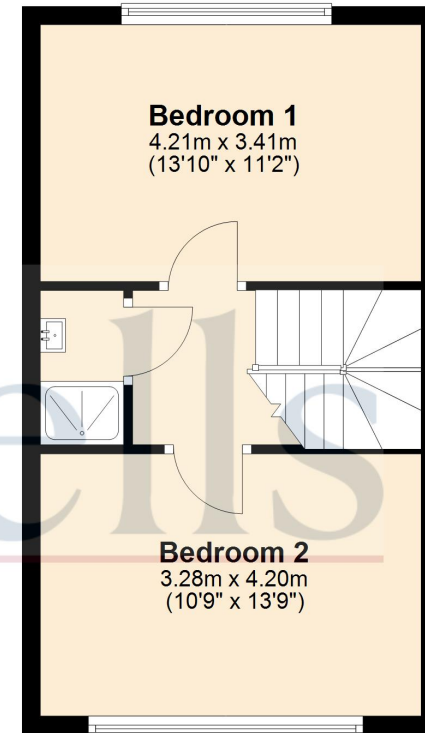
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 99.4 sq. metres (1070.5 sq. feet)

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.