



Florence Street
HITCHIN
Hertfordshire
SG5 1QZ

Guide Price £400,000

Quick Reference: 2429844



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Modern two bedroom semi detached house with garage and garden backing onto the River Hiz, within walking distance of the station - no Upper Chain

- Modern and well presented accommodation over three floors
- Garden backing on the River Hiz and garage

- En suite to the master bedroom
- NO UPPER CHAIN

- Short walk to the station
- Parking for two vehicles and garage

Ground Floor

Entrance Hall Stairs to first floor, window to side, steps down to

Lower Hallway Under stairs cupboard

Cloakroom White with chrome effect comprising wash hand basin, low level WC, window to side

Kitchen 12' 8" x 10' (3.86m x 3.05m)
Range of floor and wall mounted units, ceiling down lights, fitted oven with five ring gas hob and extractor fan, fitted washing machine, tiled floor, patio doors and window to rear

First Floor

Landing Window to both sides, stairs to second floor

Living Room 19' x 9' 9" (5.79m x 2.97m)

Two windows to rear, patio doors leading to Juliette balcony with views over the garden and road

Bedroom Two 11' 5" x 9' 4" (3.48m x 2.84m)
Window to front

Bathroom White with chrome effect suite comprising wash hand basin, bath with shower over and screen, low level WC, window to front

Second floor

Main Bedroom 9' 8" x 13' 6" (2.95m x 4.11m)
Window to the rear
Maximum measurement including Dressing Room 16'3" x 13'7"

Dressing Area 6' 7" x 8' 4" (2.01m x 2.54m)
Window to the front

En suite Shower room White suite with

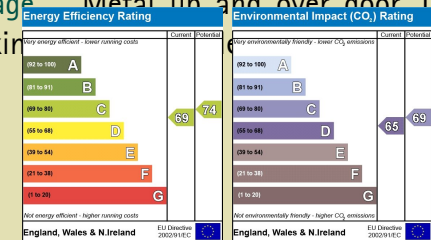
chrome effect comprising shower cubicle, wash hand basin, low level w.c., window to the rear. Wall tiling.

Outside

Rear Garden Mainly laid to lawn with paved patio area leading to the river, fence to boundary

To the Front Paved parking area

Garage Metal up and over door. Driveway parking to the garage



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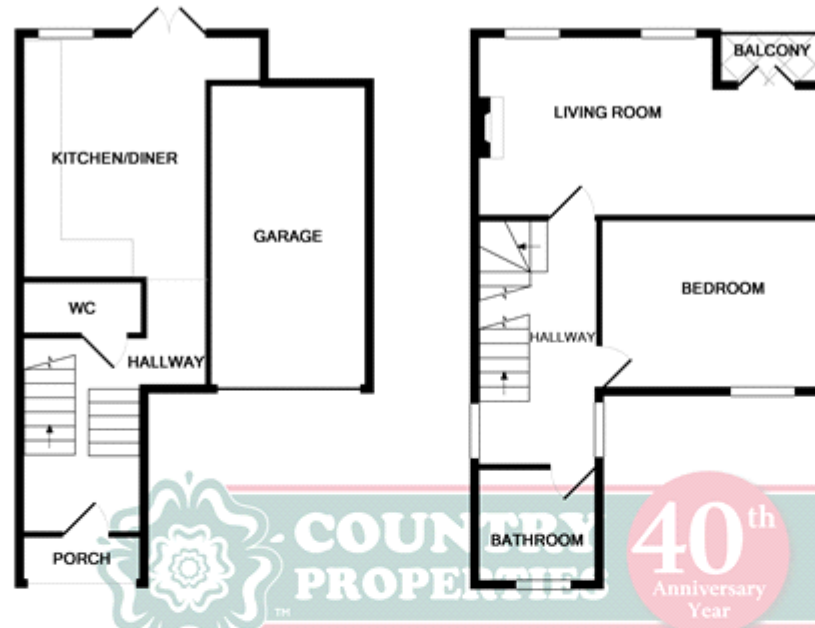
Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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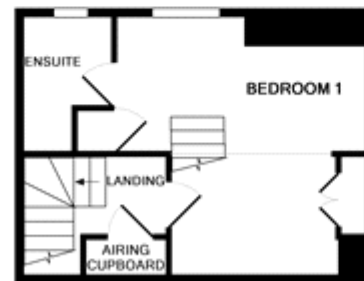


GROUND FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 246 SQ.FT.
(22.9 SQ.M.)