



# Garden Fields

Offley, Hitchin,  
Hertfordshire, SG5 3DF  
Guide Price £625,000

country  
properties

This wonderful four bedroom semi-detached family home forms part of this lovely community at Garden Fields which is a lovely development built by Croudace Homes in 2016 in the superb village of Offley.

The accommodation is evenly spread over three floors. Commencing on the ground floor is the welcoming entrance hall with stairs rising to the first floor. The living room offers fabulous space with a feature bay window at the front, under stairs storage cupboard and double doors through to the kitchen. The hub of the house is the fabulous open plan kitchen and dining area. The kitchen is a generous size, with window to the rear and offers a range of well-appointed appliances. The dining space offers a lovely open space with the added benefit of a walk-in bay window to the rear and double doors leading out to the fabulous rear garden. This floor is finished off with a downstairs cloakroom. On the first floor there are three bedrooms and a three piece family bathroom suite. The third floor offers the principal bedroom suite with built-in wardrobe and ensuite shower room. There are also double cupboard doors through to a generous storage area.

Outside, the front garden is laid to lawn with hedging around. There is a pathway leading to the front door. To the side is a block paved driveway providing off road parking and access to the single garage. The beautiful rear garden offers one of the best plots in the development. There is a lovely patio providing ample seating space a generous lawn area with mature borders. The whole garden is fully enclosed making it an ideal space for families and pets. There is also visitor parking spaces available at the end of the road.

Offley Village is a sought-after village in rolling countryside. It has a primary school, post office/general store, hairdressers, two highly rated pubs/restaurants within a short walk away and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton.

- A superb four bedroom semi-detached family home
- Accommodation evenly balanced over three floors
- Open plan kitchen and dining area with additional separate living room
- Wonderful rear rear garden with a fabulous patio area
- 4.0 miles, 9 mins drive to Hitchin town centre (as per Google Maps)
- 4.7 miles, 11 mins drive to Hitchin train station (as per Google Maps)





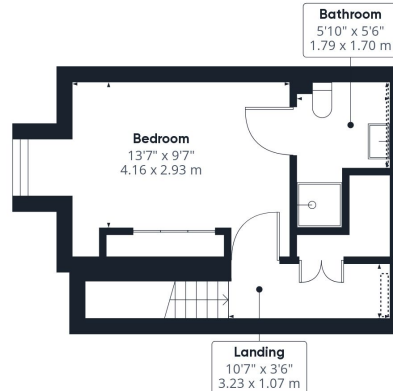




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1419.07 ft<sup>2</sup>  
131.84 m<sup>2</sup>

**Reduced headroom**

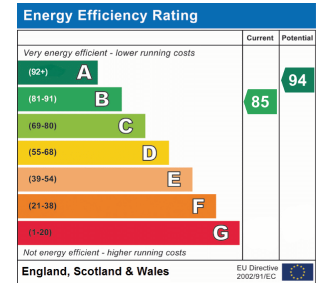
2.72 ft<sup>2</sup>  
0.25 m<sup>2</sup>

(1) Excluding balconies and terraces

⊠ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX  
T: 01462 452951 | E: hitchin@country-properties.co.uk  
www.country-properties.co.uk

country  
properties

country  
properties