



Cambridge Road, Hitchin, Hertfordshire. SG4 0JP





3 Bedroom Semi-Detached House

Guide Price £635,000 Freehold

Early viewing is advised on this extended, traditional semi detached bay fronted family home located on the much sought after Cambridge Road in the popular 'Rosehill' area of Hitchin, within easy reach of well regarded schools, local amenities and walking distance of the mainline railway station.

This property sits on a large plot with ample scope to be extended further (stpp), has driveway parking for three cars and a beautiful rear garden measuring in excess of 100ft. Internally, the accommodation comprises entrance hall, cloakroom, a through lounge/dining room and a fitted kitchen/breakfast/family room to the ground floor. To the first floor are three generous bedrooms and a family bathroom.

- Extended family home
- Three generous bedrooms
- Through lounge/dining room
- Fitted kitchen/breakfast/family room
- Ground floor cloakroom
- Beautiful rear garden
- Driveway parking for three cars
- Potential to extend (STPP)
- Must be viewed
- Awaiting EPC. Council tax band D

Ground Floor

Front Door:

Double glazed front door with double glazed flank windows.

Entrance Hall:

Stairs to first floor with cupboard under. Radiator. Inset ceiling lights. Solid wood flooring.

Cloakroom:

A white suite comprising a low level W.C and wash hand basin. Double glazed window to side. Tiled splash back area. Vinyl flooring.

Lounge/Dining Room:

Abt. 26' 6" x 12' 6" (8.08m x 3.81m) maximum measurements. A through lounge/dining room with double glazed bay window to front. Radiator. Television point. Double doors to kitchen/breakfast/family room. Solid wood flooring.

Kitchen/Breakfast/Family Room:

Abt. 19' 11" x 18' 4" (6.07m x 5.59m) maximum measurements. An extended 'L' shaped kitchen/breakfast/family room comprising a comprehensive range of eye and base level units with ample solid wood worktops. Single drainer stainless steel one and a half bowl sink unit. Space for a range cooker with extractor hood over. Integrated washing machine, tumbly dryer and dishwasher. Space for fridge freezer. Cupboard housing gas boiler. Tiled splash back area. Dual aspect double glazed windows to side and rear. Double glazed door to side. Double glazed French doors to rear garden. Two contemporary vertical radiators. Inset ceiling lights. Tiled flooring.

First Floor

Landing:

Double glazed window to side. Large storage cupboard. Loft access. Carpet as fitted.

Bedroom One:

Abt. 12' 11" x 12' 6" (3.94m x 3.81m) Double glazed window to front. Fitted wardrobes. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 12' 6" x 10' 11" (3.81m x 3.33m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 1" x 7' 8" (2.77m x 2.34m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

A refitted white suite comprising panel bath with mixer tap, shower over and glass shower screen. Pedestal wash hand basin and low level W.C. Heated towel rail. Double glazed window to front. Inset ceiling lights. Fully tiled walls and flooring.

Outside**Front Garden**

A gravel drive way providing off road parking for three cars. The remainder is laid to lawn and retained by a brick wall.

Rear Garden

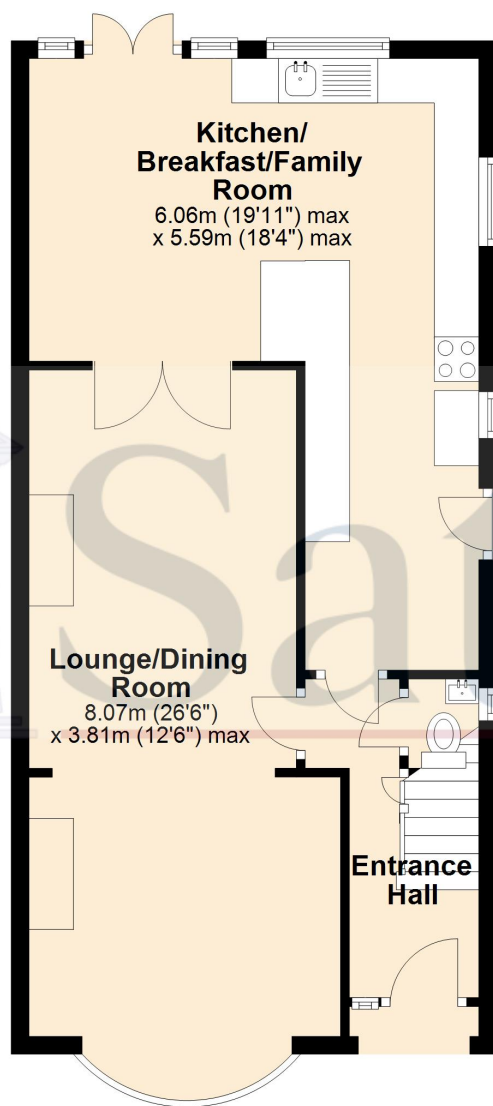
A beautiful rear garden measuring approximately 125ft in length. The patio area leads to an established lawn and there is a variety of mature shrubs and trees. At the base of the garden is a good size summerhouse with power, and two further storage sheds.



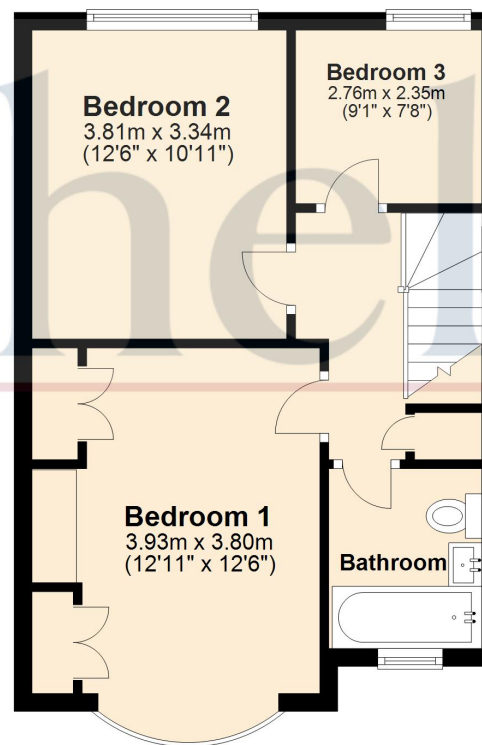


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.