



Garden Fields
Offley, Hitchin,
Hertfordshire, SG5 3DF
Guide Price £750,000

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Situated on a quiet cul de sac is this immaculately presented four bedroom detached family home within a popular village location.

The ground floor offers spacious entrance hall, dual aspect living room with patio doors onto the rear garden, separate dining room, WC and utility space and large kitchen/breakfast room with reception space with doors leading onto the garden. The first floor comprises bright hallway, two generous double bedrooms with en suite, a further double bedroom, family bathroom and single bedroom with fitted wardrobe space.

To the outside is a private, enclosed landscaped rear garden and access to the double garage installed with electrics and heating. The driveway provides space for two vehicles.

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 stations at Hitchin and Luton providing direct access to Kings Cross and Cambridge from Hitchin. The historic market town of Hitchin provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools.

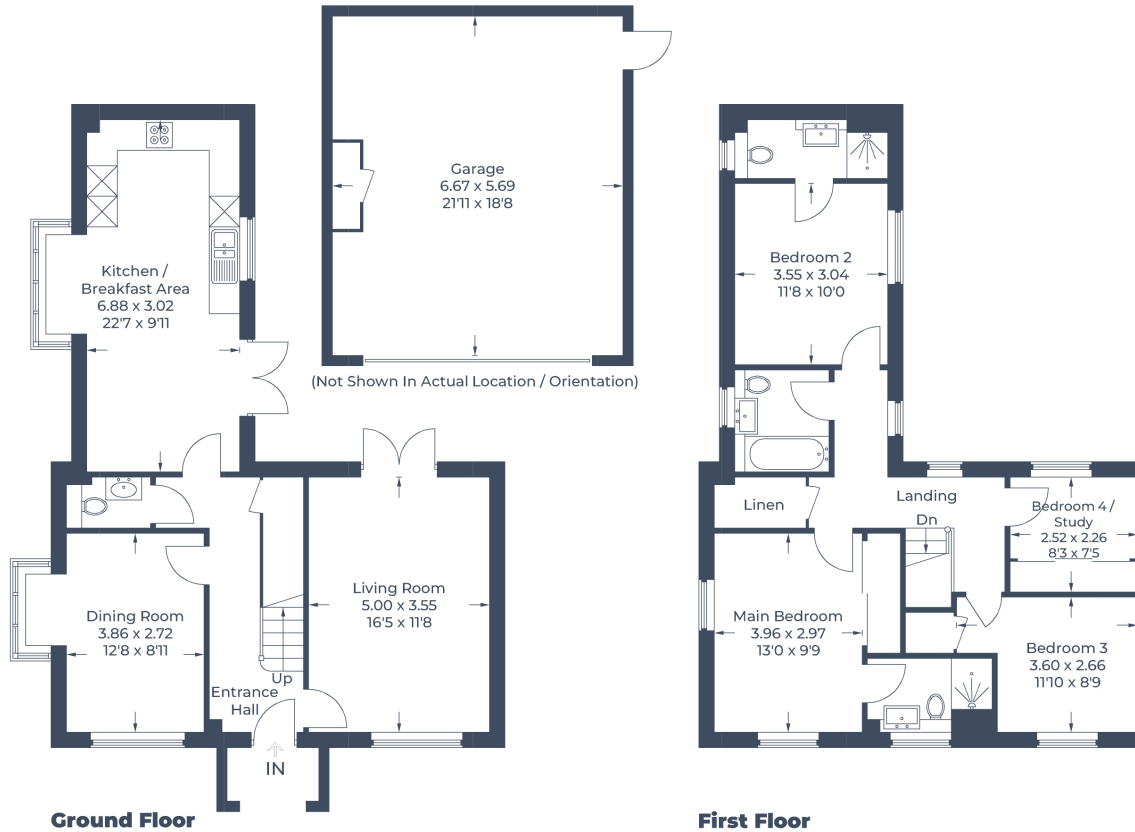
- Detached family home
- Four bedrooms
- Double garage with electrics and heating
- Driveway parking
- Three reception rooms
- 3.2 miles, 6 min drive to Hitchin town centre (as per Google Maps)
- 4.5 miles, 10 min drive to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 65.7 sq m / 707 sq ft
 First Floor = 62.4 sq m / 672 sq ft
 Garage = 37.9 sq m / 408 sq ft
 Total = 166.0 sq m / 1,787 sq ft



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 93 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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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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