



Whitehill Road, Hitchin, Hertfordshire. SG4 9HY

| Satchells



4 Bedroom Semi-Detached Bungalow Guide Price £550,000 Freehold

This versatile, extended, semi-detached chalet bungalow is situated on an elevated position on the South side of Hitchin within the sought after SG4 9 postcode and excellent school catchment area.

Whilst having already been extended this property does still offer the potential for further development and is ready for you to make your own! The current accommodation comprises entrance hall, a light and airy living room, kitchen, dining room/home office, two double bedrooms, refitted shower room and cloakroom to the ground floor, with the first floor providing two further bedrooms. Externally are good size established gardens to the front and rear, a single garage and a driveway which is shared at the lower end and splits off to provide off road parking for up to three cars.



- A spacious, versatile chalet bungalow
- Four bedrooms
- Light and airy living room
- Kitchen
- Dining room/home office
- Established gardens
- Garage and driveway
- Excellent school catchment area
- Chain free
- Awaiting EPC. Council tax band D

Ground Floor:

Front Door:

Double glazed front door.

Entrance Hall:

Radiator. Storage cupboard. Carpet as fitted.

Living Room:

Abt. 15' 5" x 10' 4" (4.70m x 3.15m) Double glazed leaded light window to front. Feature fireplace with inset coal effect living flame gas fire. Television point. Radiator. Wall light points. Picture rail. Carpet as fitted.

Kitchen:

Abt. 11' 11" x 8' 11" (3.63m x 2.72m) Comprising a range of matching eye and base level units with ample roll edge work surfaces. Single drainer with stainless steel sink unit. Built-in induction hob. Wall mounted boiler. Tiled splash back area. Double glazed window to side. Double glazed door to rear garden. Radiator. Vinyl flooring.

Dining Room/Home Office:

Abt. 9' 10" x 8' 11" (3.00m x 2.72m) Double glazed window to side. Built-in double width storage cupboard. Radiator. Telephone point. Carpet as fitted.

Bedroom One:

Abt. 14' 0" x 9' 0" (4.27m x 2.74m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 12' 2" x 8' 11" (3.71m x 2.72m) Double glazed leaded light bay window to front. Radiator. Picture rail. Carpet as fitted.

Shower Room:

A white suite comprising a large walk-in shower cubicle with shower over, vanity unit with inset wash hand basin and low level WC with concealed cistern. Fully tiled walls. Double glazed window to side. Heated towel rail. Tiled flooring.

Cloakroom:

A white suite comprising a vanity unit with inset wash hand basin and low level WC. Tiled splash back area. Double glazed window to rear. Radiator. Tiled flooring.

Lobby:

Abt. 9' 5" x 6' 2" (2.87m x 1.88m) Stairs to first floor. Double glazed window to rear. Radiator. Carpet as fitted.

First Floor:

Landing:

Doors to bedrooms three and four. Double glazed window to rear. Carpet as fitted.

Bedroom Three:

Abt. 11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 10' 6" x 8' 9" (3.20m x 2.67m) Double glazed window to rear. Radiator. Eaves storage cupboard. Carpet as fitted.

Outside:

Front Garden:

Laid mainly to lawn with tree, plant and shrub borders, retained by a brick wall. A driveway leads to the garage and provides off road parking for two/three cars.

Rear Garden:

A good sized, established rear garden. Paved patio area with steps leading to a mature lawn bordered by a good variety of plants, shrubs and trees. Timber shed and greenhouse to remain.

Garage:

A brick built single garage with double glazed window to rear and personal door leading to the rear garden.

Additional Information: Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Gas: Mains supply

Drainage: Mains supply

Flood risk: Not flooded in the last 5 years

Mobile/Phone: Good - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: Band D

Council tax payable: £2302.65 TBC

For further material information please contact the office marketing this property.

Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

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

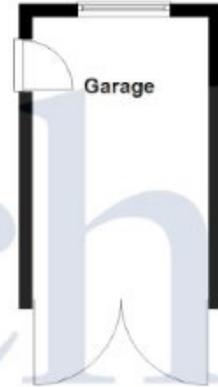
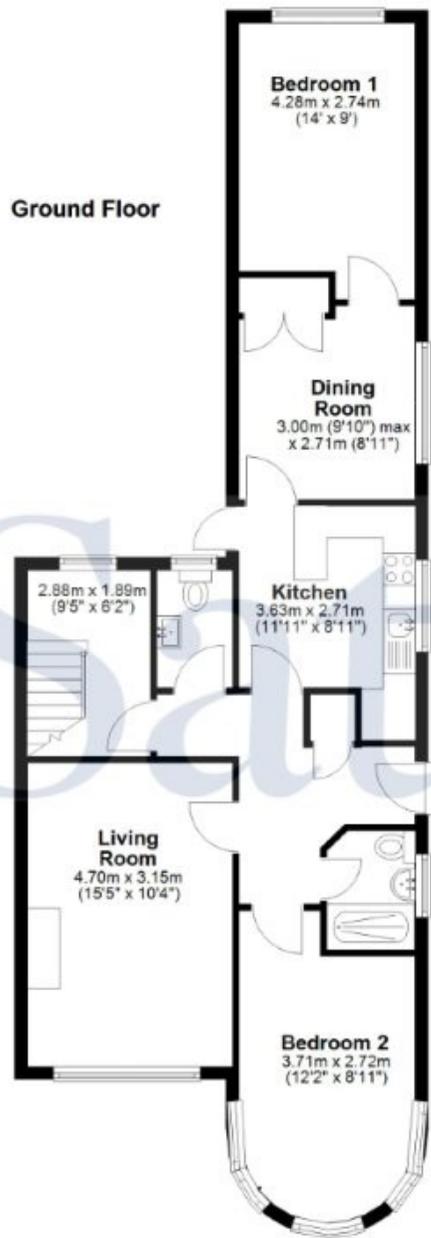




These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.