



8 Grange Close  
HITCHIN  
Hertfordshire  
SG4 9HD  
£420,000

REF: 2725296

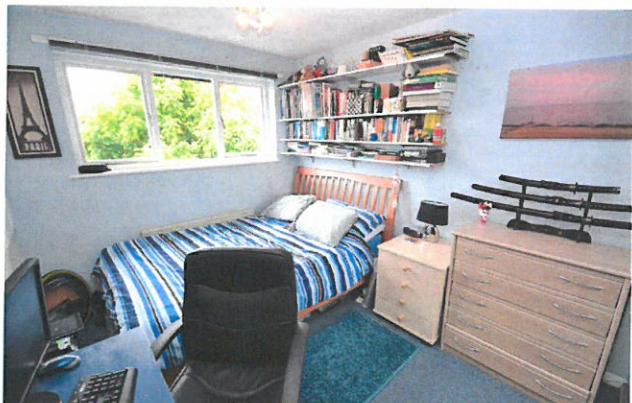
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8 Grange Close, HITCHIN, SG4 9HD

£420,000



A deceptively spacious four bedroom detached family home situated within the parish of St Ippolys and in the SG4 9 postcode area making it an ideal location for schools. EPC: D (63)

- South Hitchin location
- Near to countryside walks
- Walking distance to the town centre
- Quiet cul-de-sac location
- Three reception rooms
- Private enclosed garden

## Ground Floor

Entrance Hall Part glazed door to front, stairs to first floor, under stairs cupboard, radiator

Cloakroom Refitted white suite with low level w.c., corner wash hand basin with tiled splash back, radiator, window to front

Family Room 15' 4" x 7' 4" (4.67m x 2.24m)

Built in cupboard housing meter, high level cupboard, radiator, double glazed window to front

Dining Room 12' 10" x 8' 10" (3.91m x 2.69m)

Radiator, window to front, double doors to Living Room

Living Room 22' x 11' 7" (6.71m x 3.53m)

Radiators, double glazed patio doors to patio and rear garden

Kitchen 11' 7" x 11' 2" (3.53m x 3.40m)

Fitted with a range of base and eye level units including glass fronted display cabinets, one and half bowl stainless steel sink unit with drainer and mixer taps. Built in electric hob and oven with extractor fan over, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, part tiled walls, laminate flooring, window to rear

## First Floor

Landing Airing cupboard housing hot water tank, access to loft space, doors to:

Bedroom One 12' x 9' 2" (3.66m x 2.79m)

Full height mirrored wardrobes, radiator, window to front

Bedroom Two 10' x 8' (3.05m x 2.44m)

Full height mirrored wardrobes and bulkhead storage cupboards, radiator, ~~window to front~~

Bedroom Three 9' 6" x 9' 2" (2.90m x 2.79m)

Radiator, window to rear

Bedroom Four 9' 4" x 7' (2.84m x 2.13m)

Radiator, window to rear

Bathroom Refitted white suite with panel enclosed bath with Aqualisa shower over, wall mounted wash hand basin, low level w.c., fully tiled walls, radiator, window to rear

## Outside

Front Garden Driveway parking for several cars, garden laid to lawn with flower and shrub borders, side access to rear garden

Rear Garden Patio area leading to lawned area with flower and shrub borders, two timber garden sheds, enclosed by wooden fence panels and hedge



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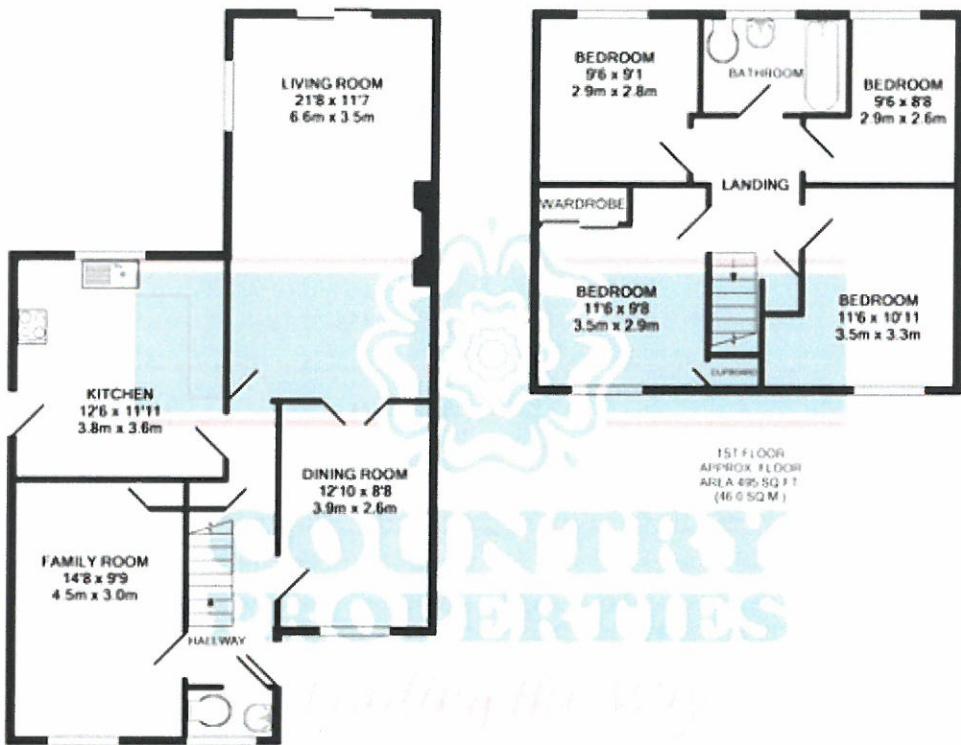
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We confirm that to the best of our knowledge

these details are accurate and fair.

Signed: J. P. Hayes.....

Date: 15.12.13.....



GROUND FLOOR  
APPROX FLOOR  
AREA 744 SQ FT  
(69.1 SQ M.)

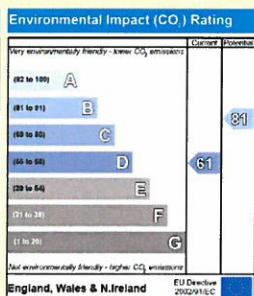
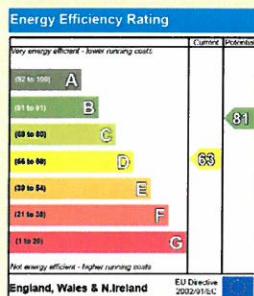
1ST FLOOR  
APPROX FLOOR  
AREA 495 SQ FT  
(46.0 SQ M.)

#### GRANGE CLOSE, HITCHIN

TOTAL APPROX FLOOR AREA 1238 SQ FT (115.0 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. These are for indicative 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 is given as to their operability or efficiency can be given.

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