



Woolgrove Road, Hitchin, Hertfordshire. SG4 0AS





3 Bedroom End of Terrace House

Guide Price £525,000 Freehold

A spacious, extended end terrace cottage located close to Walsworth Common and within walking distance of the mainline railway station, historic town centre and excellent schools.

Internally the accommodation comprises entrance hall, a through living room with ornate fireplaces and bay window, a large family room with French doors leading out to the rear garden, study, kitchen, utility room and four piece bathroom suite to the ground floor, whilst to the first floor there are three bedrooms, the master with fitted wardrobes, and a WC. Externally is a walled front garden and an attractive private rear garden with side access.

- Extended end terrace cottage
- Spacious living room
- Family room
- Home office
- Kitchen and utility
- Four piece ground floor bathroom
- First floor WC
- Three bedrooms
- Front and rear gardens
- Awaiting EPC, Council tax band C



Ground Floor

Front Door:

A hardwood front door with stained glass panels.

Entrance:

Carpet as fitted. Door to:

Living Room:

Abt: 25' 7" x 14' 2" (7.80m x 4.32m) A large open plan living room with double glazed bay window to front and double glazed window to rear. Two cast iron fireplaces. Television point. Three radiators. Stairs to first floor with cupboard under. Carpet as fitted.

Family Room:

Abt: 17' 1" x 8' 5" (5.21m x 2.57m) Double glazed French doors leading to the rear garden. Inset ceiling lights. Tiled flooring.

Study:

Abt: 8' 4" x 5' 7" (2.54m x 1.70m) Double glazed window to front. Inset ceiling lights. Tiled flooring with underfloor heating.

Kitchen:

Abt: 10' 0" x 9' 0" (3.05m x 2.74m) Fitted with a range of eye and base level units with ample solid wood work tops. Butler sink. Space for gas cooker. Plumbing for automatic washing machine and dishwasher. Tiled splash back area. Double glazed window to side. Radiator. Inset ceiling lights. Quarry tiled flooring.

Utility Room:

Timber door leading to the rear garden. Space for fridge freezer. Wall mounted gas boiler. Inset ceiling lights. Quarry tiled flooring.

Bathroom:

A white four piece suite comprising a Victorian style roll top bath, fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Double glazed window to rear. Radiator. Quarry tiled flooring.

First floor

Landing:

Loft access. Storage cupboard. Carpet as fitted.

Bedroom One:

Abt: 13' 5" x 11' 0" (4.09m x 3.35m) Twin aspect double glazed windows to front. A range of fitted wardrobes with sliding doors to one wall. Radiator. Carpet as fitted.

Bedroom Two:

Abt: 12' 0" x 9' 0" (3.66m x 2.74m) Double glazed window to rear. Feature cast iron fireplace. Radiator. Carpet as fitted.

WC:

A white suite comprising low level WC and pedestal wash hand basin. Double glazed window to side. Vinyl flooring.

Bedroom Three:

Abt: 9' 0" x 6' 7" (2.74m x 2.01m) Double glazed window to rear. Radiator. Carpet as fitted.

Outside**Front Garden:**

The front garden is retained by a brick wall, has a path leading to the front door and a variety of plants.

Rear Garden:

A good size rear garden with a paved patio area ideal for alfresco dining that leads to an established lawn with a variety of trees plants and shrubs bordering. Gated side access. Timber shed to remain.

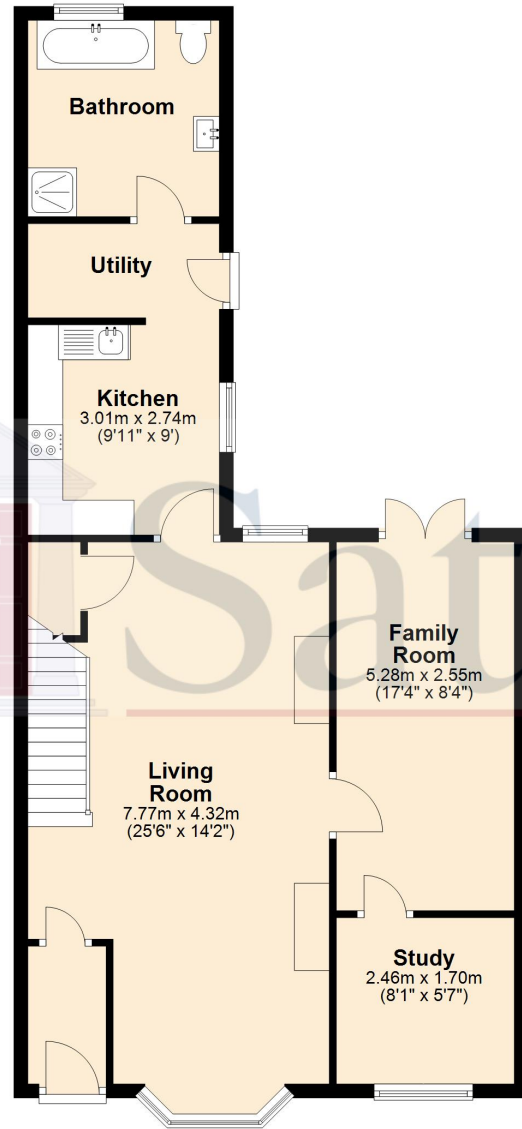




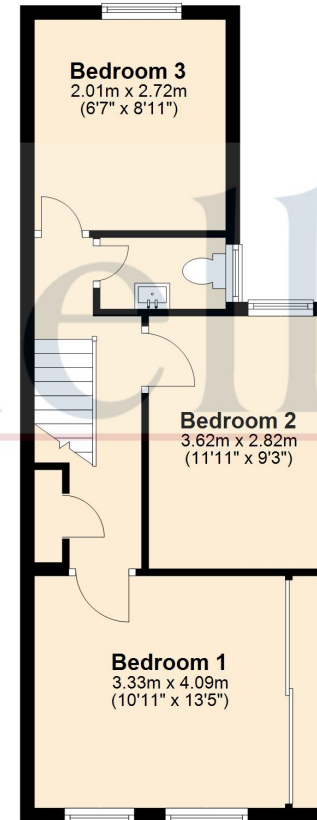
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Ground Floor



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.