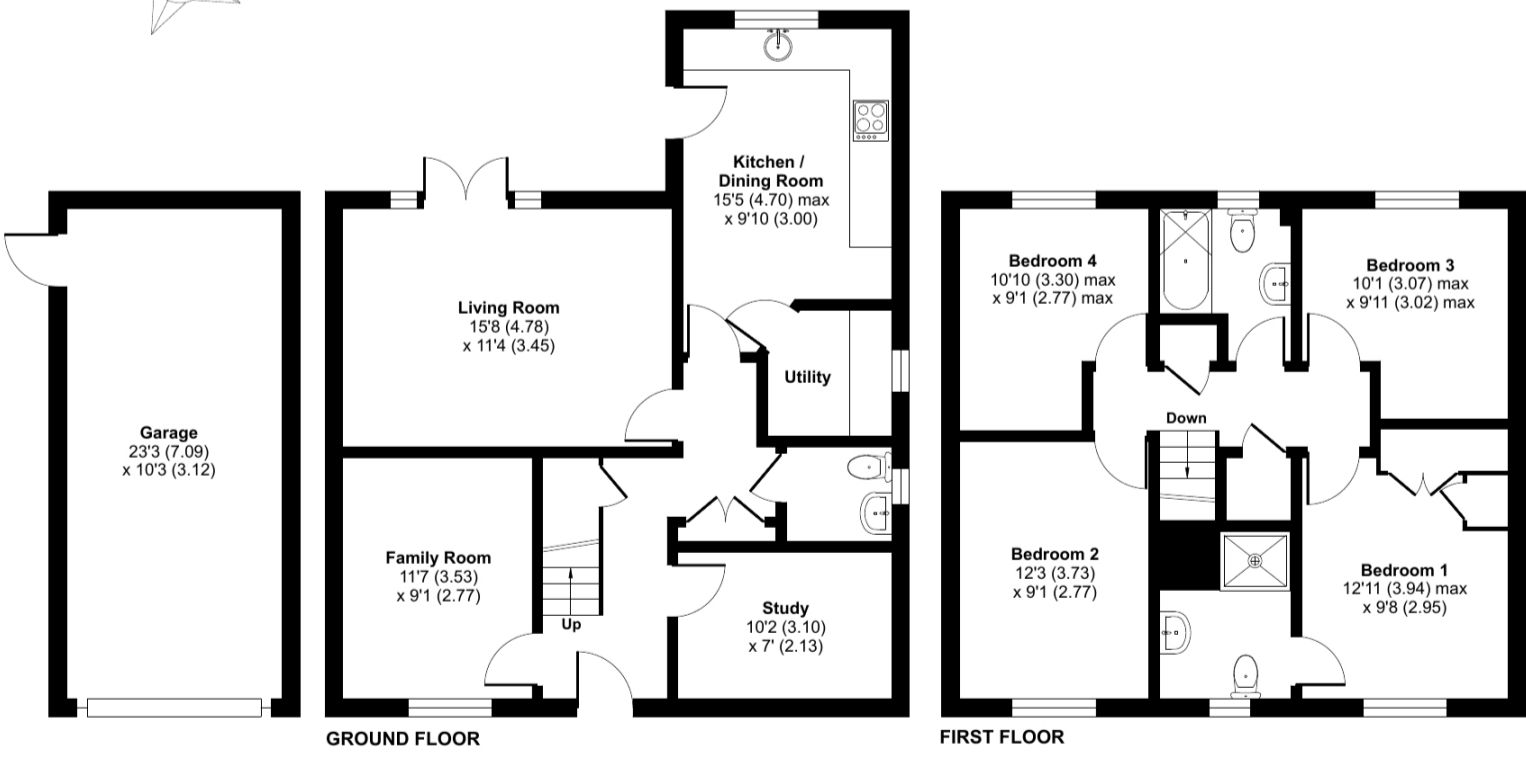




Approximate Area = 1303 sq ft / 121 sq m
Garage = 239 sq ft / 22.2 sq m
Total = 1542 sq ft / 143.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1042548



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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk



Offered in excellent decorative order throughout, this 4 bedroom detached family home is situated only a short commute to the historic town of Hitchin with mainline rail links into London.

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Amtico flooring. Radiator. Double storage cupboard with shelving. Doors into study, living room, family room, cloakroom and kitchen/dining room.

Cloakroom

Suite comprising low level wc and pedestal wash hand basin with tiled splashback. Amtico flooring. Radiator. Extractor. Obscure double glazed window to side.

Study

10' 3" x 7' 0" (3.12m x 2.13m) Double glazed window to front with fitted shutters. Radiator. Amtico flooring.

Family Room

11' 7" x 9' 1" (3.53m x 2.77m) Double glazed window to front with fitted shutters. Radiator. Amtico flooring.

Living Room

15' 8" x 11' 4" (4.78m x 3.45m) Double glazed french doors with sidelights opening onto the rear garden. Amtico flooring. Radiator.

Kitchen/Dining Room

15' 5" (max) x 9' 10" (4.70m x 3.00m) A range of wall and base units with complementary worksurfaces and upstands. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level electric oven. Inset gas hob with stainless steel splashback and extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Amtico flooring. Radiator. Double glazed door providing access to the rear garden. Door to:

Utility Room

Base cupboard with worksurface and upstand over. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Amtico flooring. Radiator. Extractor fan. Double glazed window to side.



FIRST FLOOR

Landing

Access to boarded loft space with pull down ladder & light. Storage cupboard with shelving. Further storage cupboard with shelving.

Bedroom 1

12' 11" (max) x 9' 8" (3.94m x 2.95m) Double glazed window to front with fitted shutters. Radiator. Fitted wardrobes. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level wc and pedestal mounted wash hand basin. Partially tiled walls. Radiator. Amtico flooring. Obscure double glazed window to front.

Bedroom 2

12' 3" x 9' 1" (3.73m x 2.77m) Double glazed window to front with fitted shutters. Radiator.

Bedroom 3

10' 1" (max) x 9' 11" (max) (3.07m x 3.02m) Double glazed window to rear with fitted shutters. Radiator.

Bedroom 4

10' 10" (max) x 9' 1" (max) (3.30m x 2.77m) Double glazed window to rear with fitted shutters. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with mains shower and folding glass side screen, low level wc and pedestal mounted wash hand basin. Radiator. Partially tiled walls. Amtico flooring. Extractor. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to shingle with central pathway to front door. External light. Driveway to side with electric car charging point and providing off road parking for 2 cars

Rear Garden

Low maintenance rear garden laid to artificial lawn with resin bound patio area. External lights. Personal door to garage and gated access to side.

Garage

23' 3" x 10' 3" (7.09m x 3.12m) Up & over door to front. Eight power points and lighting. Fitted shelving. Personal door to rear garden.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

