



# Garden Fields

Offley, Hitchin,  
Hertfordshire, SG5 3DF  
Guide Price £800,000

country  
properties



Situated in the popular village of Offley, this attractive four-bedroom link-detached family home occupies a generous corner plot and offers well balanced accommodation with excellent scope to extend (subject to the usual planning consents).

The property is arranged with a welcoming living area to the front, which flows seamlessly through to a bright open-plan kitchen and dining area at the rear. Designed for modern family living, this space features doors opening directly onto the garden. A convenient ground floor W.C. completes the ground floor.

To the first floor are four well proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room, alongside a family bathroom serving the remaining rooms.

Externally, the home enjoys a generous rear garden, and off road parking to the front with both a garage and car port. The corner plot position enhances privacy and presents further potential for extension, subject to planning. There is a wonderful purpose built home office providing the ideal work space or an additional reception room. Located within easy reach of village amenities and surrounded by countryside, this property offers a wonderful opportunity to enjoy village living with room to grow.

There is conditional planning permission for a single storey rear and side extension linking existing garage to main dwelling ref 25/00292/FPH

- Four bedroom link-detached family home
- Well presented throughout
- Principal bedroom with en suite shower room
- Generous corner plot and rear garden
- Garage and carport providing ample parking
- Scope and potential to extend (STPP)
- 3.1 miles, 5 min drive to Hitchin town centre (as per Google Maps)
- 4.5 miles, 10 min drive to Hitchin train station (as per Google Maps)





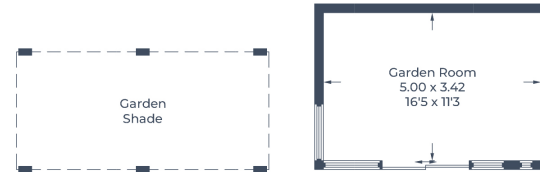






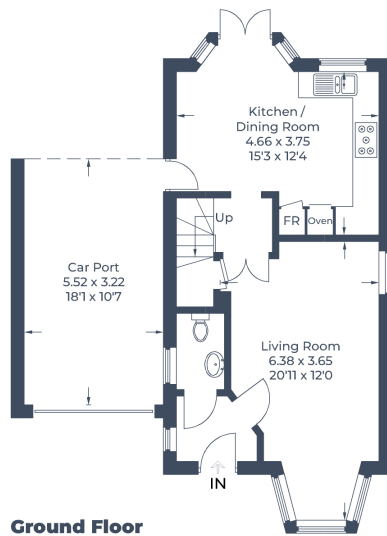


Approximate Gross Internal Area  
 Ground Floor = 45.1 sq m / 485 sq ft  
 First Floor = 62.2 sq m / 669 sq ft  
 Outbuildings = 38.4 sq m / 413 sq ft  
 Total = 145.7 sq m / 1,567 sq ft  
 (Excluding Garden Shade & Car Port)

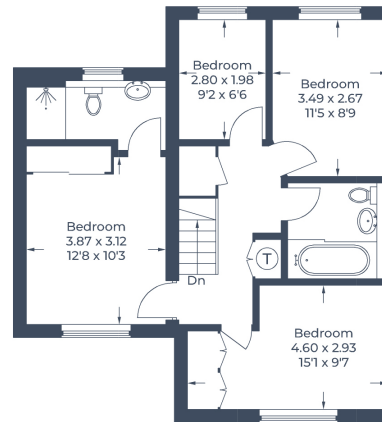


(Not Shown In Actual  
Location / Orientation)

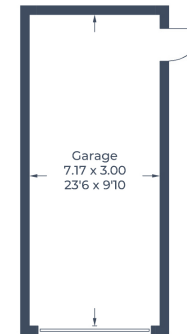
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**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	81	85
EU Directive 2002/91/EC		

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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