



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)



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



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

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