



Alexandra Road, Hitchin, Hertfordshire. SG5 1RB





3 Bedroom Semi-Detached House

Guide Price £625,000 Freehold

Within approximately half a mile of Hitchin train station and just meters away from local amenities is this well presented three bedroom family home. This property has been modernised throughout by the current vendors and now offers an open plan kitchen/dining room with bi-fold doors leading to the rear garden. With the additional benefits of a study/craft area and loft room.



- Beautiful family home
- Three generous bedrooms
- Upgraded kitchen
- Study/craft area
- Utility/boot room
- Loft room
- Approx 10 minute walk to Hitchin train station
- On road permit parking
- Attractive gardens
- Awaiting EPC. Council tax band C.

GROUND FLOOR:

Entrance:

A bright entrance hall with original wooden flooring and stain glass window. Access to first floor. Radiator.

Living Room:

Abt. 25'7 x 12'8 (7.8m x 3.87m) A large space with bay window to front and feature fireplace. Two radiators. Alcove storage. Access to understairs storage cupboard. Wooden flooring.

Study/Craft Area:

Abt. 11'7 x 8'9 (3.54m x 2.66m) This is an ideal space for those who work from home or those with hobbies. Radiator. Carpet as fitted.

Family Bathroom:

Abt. 6'7 x 9'9 (2m x 2.97m) A white four piece suite comprising low level wc, pedestal hand wash basin with vanity unit under, freestanding rolltop bath and separate built in fully tiled shower. The bathroom further offers a large storage cupboard housing the boiler, extractor fan and heated towel rail. Half panelled walls. Double glazed window to side. Tiled flooring.

Utility/Boot Room:

Abt. 7'6 x 6'10 (2.29m x 2.09m) A desired room that offers storage for coats and shoes. Further benefits include worktop space, one and a half bowl butler sink, space for washing machine/tumble dryer and double glazed French doors leading to a side patio area. Radiator. Quarry tiles flooring.

Kitchen/Dining Room:

Abt. 15'3 x 12'1 (4.64m x 3.66m) A contemporary kitchen that has been installed by the current owners. The kitchen offers generous eye and base level units with worktop space. There is a Neff tower oven with separate Neff hob, extractor hood, space for a dishwasher and fridge/freezer plus a black one and a half bowl sink with drainer. Double glazed bi-fold doors that lead out on to the garden with two double glazed windows to the side. Inset ceiling lights. Radiator. Further benefits include ceramic flooring with underfloor heating.

FIRST FLOOR:

Landing:

Carpet as fitted. Access to second floor.

Bedroom One:

Abt. 10'10 x 12'8 (3.30m x 3.86m) A bright double bedroom. Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 9'7 x 12'4 (2.92m x 3.76m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' x 11'7 (2.74m x 3.52m) Double glazed window to rear. Radiator, Carpet as fitted.

Shower Room:

A three piece shower room offering pedestal hand wash basin with vanity under, low level wc and fully tiled shower with waterfall shower head. The remainder of the room has half tiled walls. Heated towel rail. Extractor fan. Double glazed window to front. Tiled flooring.

SECOND FLOOR:**Loft Room:**

Abt. 15' 5" x 14' 1" (4.70m x 4.29m) A spacious addition to the property accessed via stairs. Ample built in storage. Double glazed window to front and rear. Radiator. Carpet as fitted.

OUTSIDE:**Front:**

The frontage is enclosed by a brick wall with path leading to storm porch & front door. Access to rear garden.

Rear:

A sizeable garden mainly laid to lawn with a patio area that would be ideal for entertaining. The garden offers borders with mature shrubs and trees. There is also access to a side patio and the front of the property via a gated brick archway.

Parking:

On road permit parking.

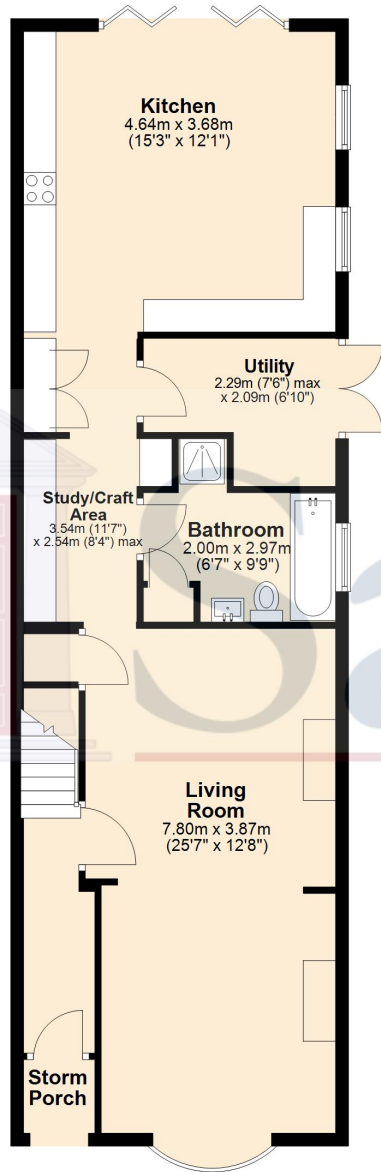




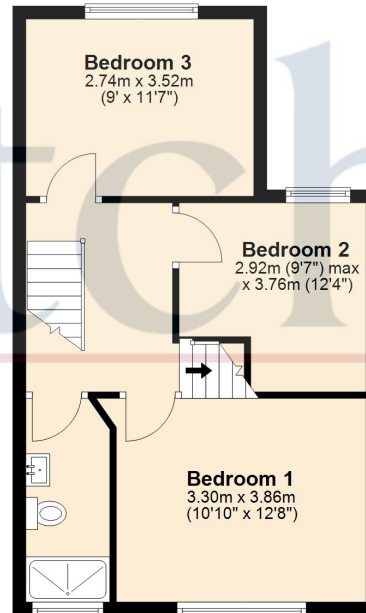
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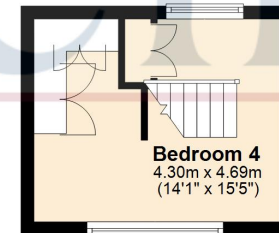
Ground Floor



First Floor



Second 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.