



Kings Hedges, Hitchin, Hertfordshire. SG5 2QH







## 2 Bedroom Ground Floor Maisonette

### £220,000 Leasehold

Located in the popular Kings Hedges, on the outskirts of Hitchin, is this spacious and well presented ground floor maisonette that is offered to the market CHAIN FREE!

The internal accommodation comprises entrance hall, a light and airy living room, modern shaker style fitted kitchen with integrated appliances, two good size bedrooms and a modern fitted wet room. Externally is a large shared garden with established lawns, a dedicated drying area and your own brick built shed. Further benefits include gas central heating and double glazing. For further details and your appointment to view please call Satchells Stotfold.

- Ground floor maisonette
- Two generous bedrooms
- Spacious living room
- Fitted kitchen
- Modern wet room
- Large enclosed communal garden
- Gas central heating and double glazing
- Lease Term: Approx. 93 years remaining
- Ground rent £10 per annum. Service Charge TBC
- Awaiting EPC. Council tax band B

## **Ground Floor**

### **Entrance Hall:**

Two large storage cupboards. Carpet as fitted. Doors to all rooms.

### **Living Room:**

Abt. 14' 9" x 11' 10" (4.50m x 3.61m) A good sized living room with double glazed window to front. Radiator. Television point. Carpet as fitted.

### **Kitchen:**

Abt. 9' 10" x 8' 8" (3.00m x 2.64m) A well appointed kitchen comprising a good range of eye and base level units with ample work tops. Inset ceramic single drainer sink unit. Built-in four ring gas hob, eye-level double electric oven and extractor hood. Integrated fridge/freezer. Plumbing for automatic washing machine. Cupboard housing gas boiler. Tiled splash backs. Dual aspect double glazed windows to side and rear. Tiled flooring.

## **Bedroom One:**

Abt. 12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to rear. Radiator. Carpet as fitted.

## **Bedroom Two:**

Abt. 11' 10" x 7' 0" (3.61m x 2.13m) Double glazed window to front. Storage cupboard. Radiator. Carpet as fitted.

## **Wet Room:**

A refitted wet-room with walk-in shower area, vanity unit with inset wash hand basin and low level WC with concealed cistern. Heated towel rail. Double glazed window to rear. Extractor fan. Vinyl flooring.

## **Outside**

### **Parking:**

Ample parking available close-by.

**Communal Garden:**

An enclosed shared garden with a large established lawn area. Laundry drying area. Personal brick built storage shed.

**Rear Garden****Agents Note:**

Draft particulars yet to be approved by vendor and may be subject to change.





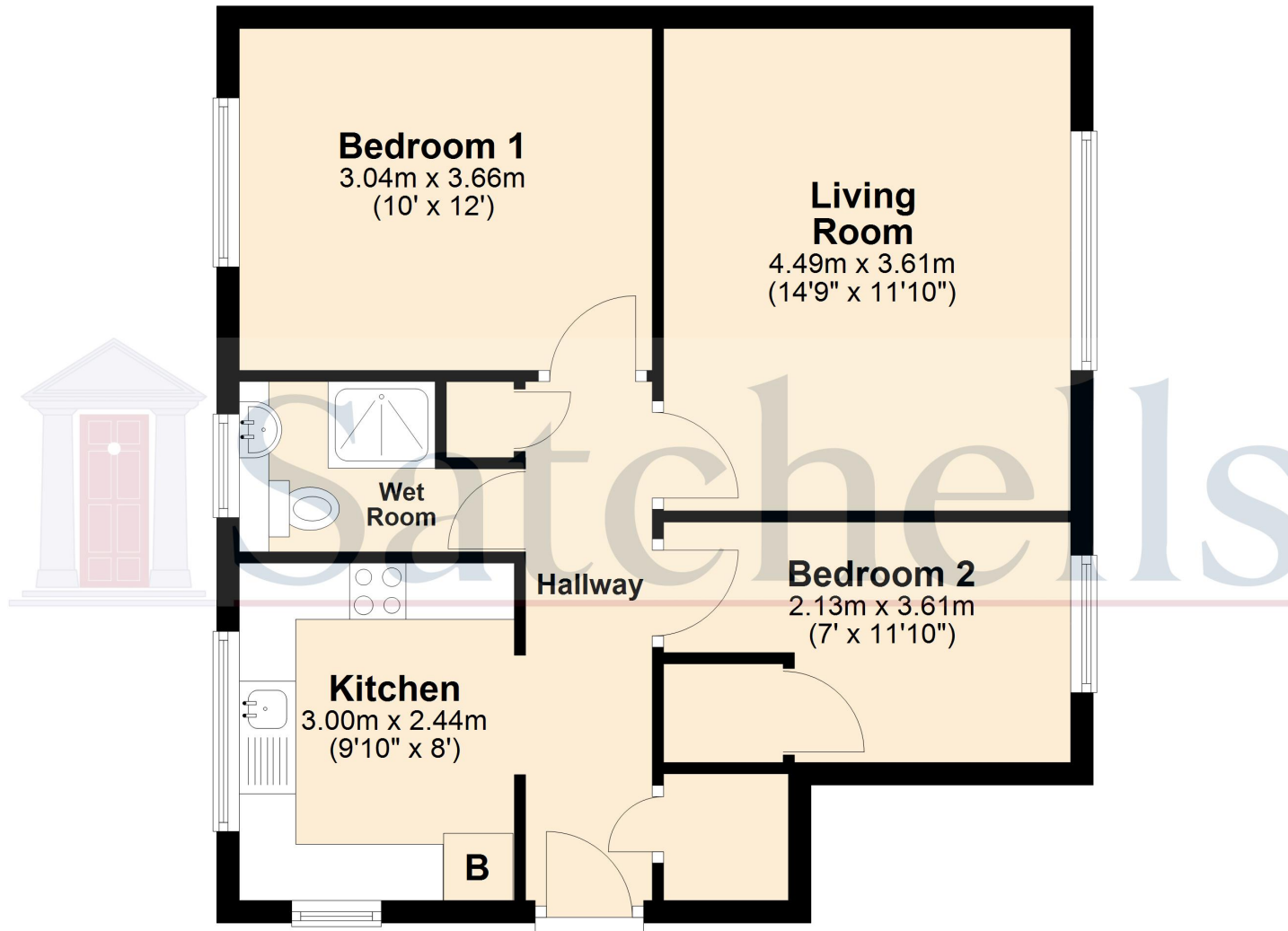


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## Ground Floor



For illustration 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.