

Thatchers End, Hitchin



Guide price £425,000



Key Features

- Three Bedroom End Terrace Family Home
- Redecorated Throughout
- Countryside Views
- Lounge, Kitchen/Diner & Study/Playroom
- Front & Rear Gardens
- Scope to Extend (stpp)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		88
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Full Description



A generously proportioned family home freshly decorated throughout and offering plenty of scope for extending (STPP) to meet your needs, with the current accommodation comprising:

GROUND FLOOR

Entrance

Under storm porch via part-glazed composite front door into:

Hallway

Smooth skimmed ceiling. Radiator. uPVC double glazed window to front. Stairs to first floor with understairs storage cupboard. Doors to lounge and kitchen/diner.

Lounge 4.40m x 3.60m (14'5" x 11'9")

Enclosed fireplace (easily opened for a real fire or log burner). Smooth skimmed ceiling. Radiator. uPVC double glazed window to rear.

Kitchen/Diner 6.20m (into bay) x 3.00m (20'4" (into bay) x 9'10"

Fitted with a range of wall and base units. Stainless steel one and a half bowl sink and drainer with chrome swan neck mixer tap. Stainless steel built-in single oven with four burner gas hob inset to worksurface and stainless steel chimney hood extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Engineered oak flooring. Smooth skimmed ceiling. Radiator. Dual aspect with uPVC double glazed walk-in bay window to front and further window to rear. Opening to:

Study/Playroom 4.40m x 3.05m (14'5" x 10'0")

Wood effect laminate flooring. Smooth skimmed ceiling. Radiator. Obscured double glazed window to front. French doors to garden. Door to:

Cloakroom

Suite comprising wall mounted sink and low level flush wc. Wood effect laminate flooring. Smooth skimmed ceiling. uPVC obscured double glazed window to rear.

FIRST FLOOR

Landing

Storage cupboard housing gas central heating 'combi' boiler. Smooth skimmed ceiling. Radiator. Hatch providing access to left space. uPVC double glazed window to front. Doors to all rooms.

Master Bedroom 3.90m x 3.10m (12'9" x 10'2")

Full width built-in wardrobes. Further storage cupboard. Smooth skimmed ceiling. Radiator. uPVC double glazed window to rear.

Bedroom Two 3.65m x 3.10m (11'11" x 10'2")

Smooth skimmed ceiling. Radiator. uPVC double glazed window to rear.

Bedroom Three 2.90m x 2.35m (9'6" x 7'8")

Storage cupboard. Smooth skimmed ceiling. Radiator. uPVC double glazed window to front.

Bathroom

Suite comprising panel enclosed bath with chrome taps, separate wall mounted thermostatic shower controls and rain shower, sink mounted in vanity unit and low level push-button flush wc with concealed cistern. Further vanity storage. Ceramic tiled flooring. Smooth skimmed ceiling. Radiator. Two uPVC obscured double glazed windows to side.

OUTSIDE

Front Garden

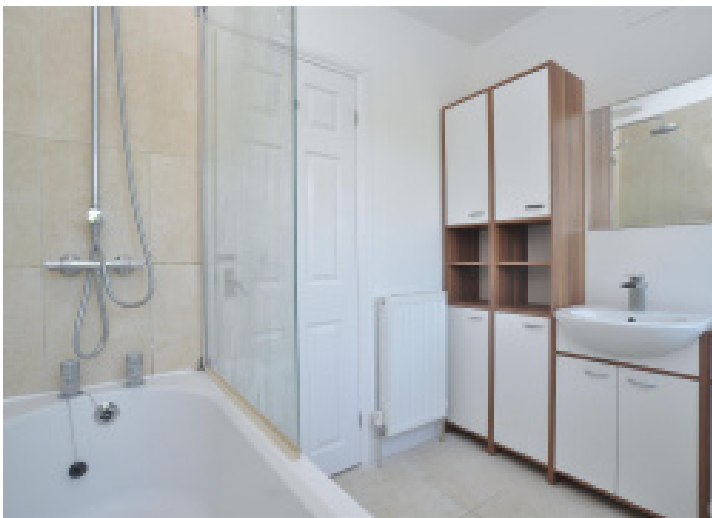
Large established lawn area enclosed by mature trees and hedging with path leading to front door. Subject to local authority consent, there is scope to create ample off street parking and potentially garaging.

Rear Garden

Fence enclosed. Mainly laid to lawn with raised decked seating area and sunny aspect. Varied established plants and shrubs. Gated side access.

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GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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