





**LOVELY EDWARDIAN COTTAGE.** A beautifully presented two bedroom house with an enclosed garden on the Eastern side of Hitchin and within 15 minutes walk of the mainline station. The property has been improved by the present owners and includes a new gas central heating boiler, refitted kitchen and a recently replaced bathroom.

The accommodation includes dining room, living room, kitchen, two double bedrooms and bathroom. Outside there is a lovely enclosed garden with gated access to the front, lawn and decked area.

Orchard Road is a pretty Road of terraces rising up from Woolgrove Road which was the main Road through the hamlet of Walsworth when these houses were built in 1906. Opposite is an old bakery and it is near to Walsworth Common which is a popular open space with children's play area, football pitches, skate park and a lovely stream running around the edges. Walsworth has been part of Hitchin since the 1920s and the mainline station is within easy reach. There is corner shop near to the end of the road on Woolgrove Road and a larger parade of shops including a modern bakery on Cambridge Road nearby.

Highover JMI school is over the back of the road and access to it can be reached from the top of Orchard Road, this is a popular school with Good OFSTED rating and has just increased in size to a double intake each year.





### Dining Room

10'1" x 11'2" (3.07m x 3.40m)

Bay window to front aspect, door to front, cast iron fireplace, door to living room.



includes a built-in fridge/freezer, space for automatic washing machine and tumble dryer, built-in electric oven, built-in halogen hob with extractor hood over, window to rear, double radiator, door to side leading to garden.



### Bedroom 2

10'10" x 8'3" (3.31m x 2.51m)

Window to rear, fireplace, double radiator.

### Bathroom

Recently refitted this year with white suite including deep floor standing bath with central taps, pedestal wash hand basin, tiled shower cubicle and low-level WC, window to rear, Storage cupboard.



### Living Room

13'9" x 11'2" (4.19m x 3.40m)

Window to rear, chimney breast, Storage cupboard, double radiator, stairs to first floor, sliding door to kitchen.



### Landing

First floor landing with doors to bedrooms and bathroom.

### Bedroom 1

10'8" x 11'2" (3.25m x 3.40m)

Window to front, fireplace, two built in wardrobes with folding doors, radiator.



### Outside

Enclosed rear garden with lawn and decked area, enclosed by wooden fence panels and gated access to side for pedestrian right of way. South East facing.



### Kitchen

14'7" x 7'7" (4.45m x 2.31m)

A lovely modern kitchen which was refitted in 2014 and

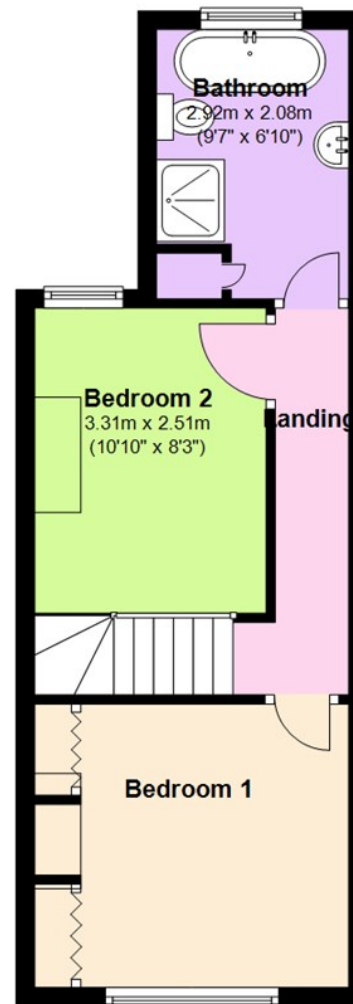
## Ground Floor

Approx. 35.8 sq. metres (385.0 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



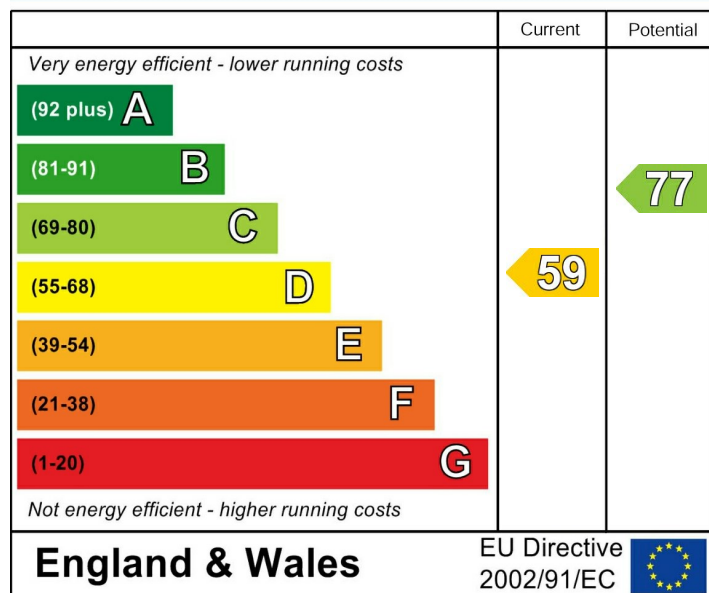
Total area: approx. 67.7 sq. metres (728.8 sq. feet)







## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

