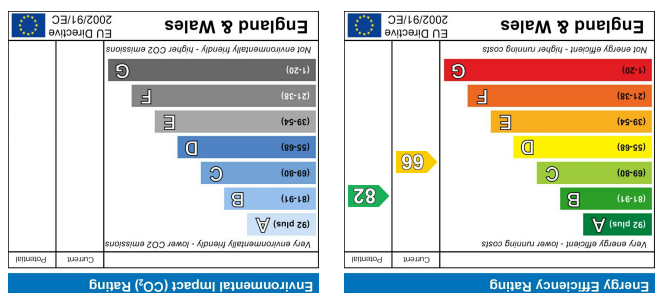




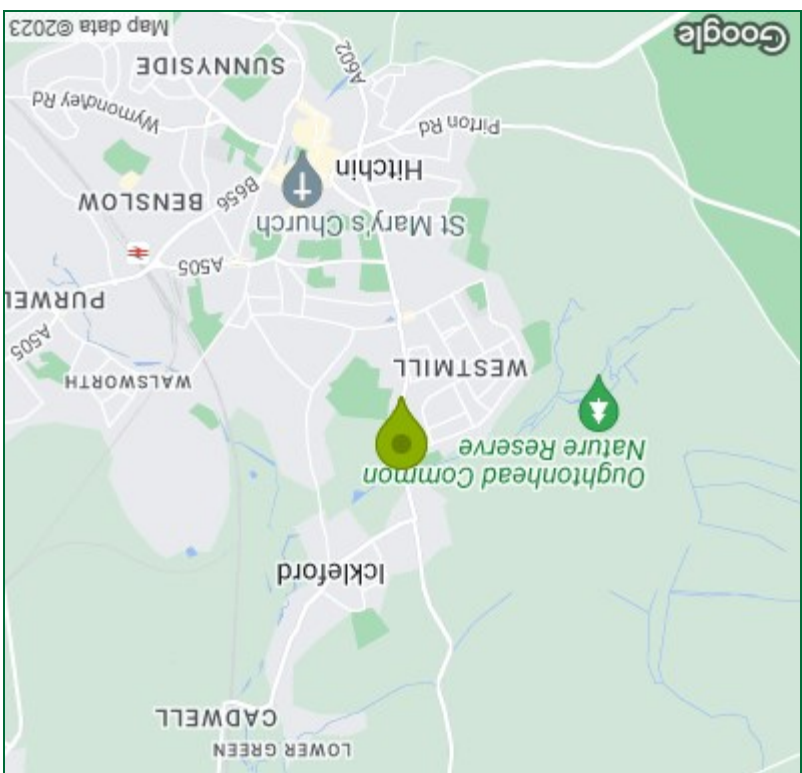
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

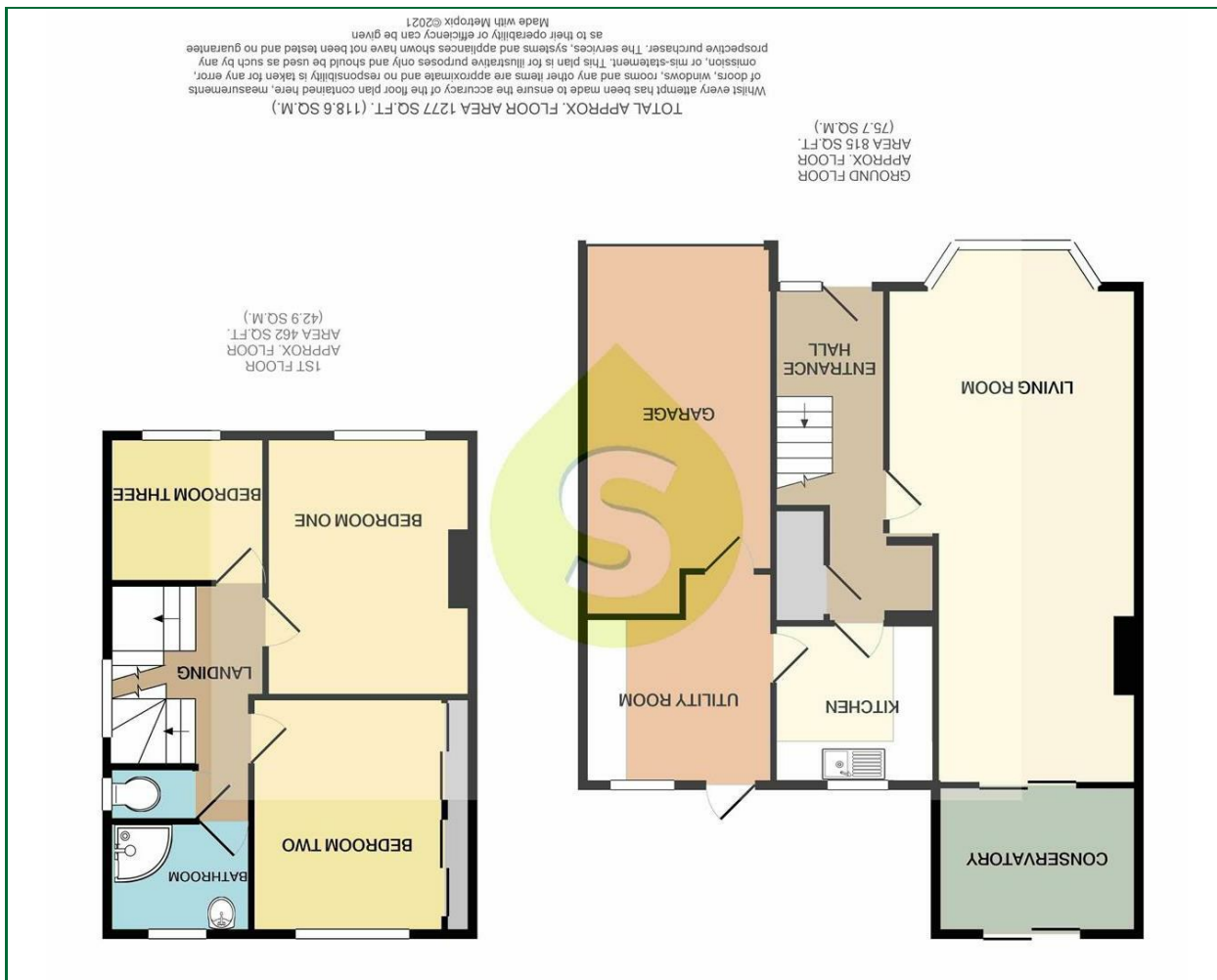
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



Area Map



Floor Plan



Bedford Road,
Hitchin | Hertfordshire
£500,000



Entrance Hall

uPVC double glazed entrance door, stairs leading to first floor, storage cupboard.

Living Room

23'6" x 12'5"

Dual aspect room with uPVC double glazed bay window to front, sliding patio doors to conservatory, radiator, gas fire with marble hearth and wooden surround.

Conservatory

11'1" x 7'6"

uPVC construction with sliding patio doors to garden.

Kitchen

8'0" x 8'1"

Range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, tiled splashback, electric cooker point.

Utility Room

10'9" x 8'10"

uPVC double glazed window to rear, door to garden, base and wall mounted unit with work surface over, plumbing for dishwasher and washing machine, personal door to garage.

Landing

Access to loft space, airing cupboard housing hot water tank.

Bedroom One

12'2" x 10'4"

uPVC double glazed window to front, radiator.



Bedroom Two

11'3" x 10'2"

uPVC double glazed window to rear, radiator, fitted wardrobes.

Bedroom Three

8'2" x 7'3"

uPVC double glazed window to front, radiator.

Shower Room

White suite comprising of fully tiled shower cubicle with wall mounted shower, wash hand basin in vanity unit, part tiled walls, uPVC double glazed window to rear.

Cloakroom

Low level w.c, part tiled walls, uPVC double glazed window to side.

Front Garden

Large block paved driveway providing ample off road parking for several cars,

Rear Garden

A large fully enclosed garden laid mainly to lawn with mature trees and shrubs, paved patio area.

Garage

22'7" x 9'7"

Up and Over door, power and light, personal door to utility room.

