



PUTTERILLS

est. 1992



Guide Price £1,100,000
Cranborne Avenue,
Hitchin SG5 2BS

PROPERTY SUMMARY

Welcome to a stunning property situated in the desirable Cranborne Avenue, Hitchin. This exceptional detached house offers an array of features that will surely captivate even the most discerning buyer. Nestled in a sought-after location, this house provides the perfect balance of tranquillity and convenience. As you step into this immaculately presented house, you are greeted by a fabulous kitchen/breakfast room that is sure to be the heart of your home. With its sleek design, quality finishes, and ample space for dining, this kitchen is a dream come true for those who love to cook and entertain. The large utility room, a rarity in most homes, offers abundant storage and direct access to the front of the house. It is a superb place to put on those muddy wellies and coats! The property boasts four generous bedrooms, each tastefully decorated and designed to provide comfort and serenity. The master bedroom stands out with its spacious layout and ample storage options, including built-in wardrobes. The other three bedrooms are equally impressive and can easily accommodate family and guests or be utilised as home offices or hobby rooms. No expense has been spared regarding the two well-appointed bathrooms in this house. The modern fixtures, elegant tiling, and quality fittings elevate these spaces, ensuring a luxurious bathing experience for all. Whether you prefer a quick refreshing shower or a long soak in the bathtub, these bathrooms offer the perfect retreat after a long day. One of the standout features of this property is the beautiful garden. Meticulously landscaped, it offers a peaceful oasis where you can relax and unwind. The garden also includes a detached home office, providing the perfect space to set up your work-from-home station or pursue your hobbies without any distractions. Imagine the convenience of having a separate space to focus on your endeavours, just a few steps away from your home. The location of this property is truly unbeatable. Cranborne Avenue is a prestigious address that is sought after by many. Hitchin itself is a charming market town known for its vibrant community, excellent schools, and fantastic amenities. You will have a wide range of shops, cafes, restaurants, and leisure facilities at your fingertips. The town's historical charm and easy access to the countryside make it an ideal place to live for families and professionals alike.

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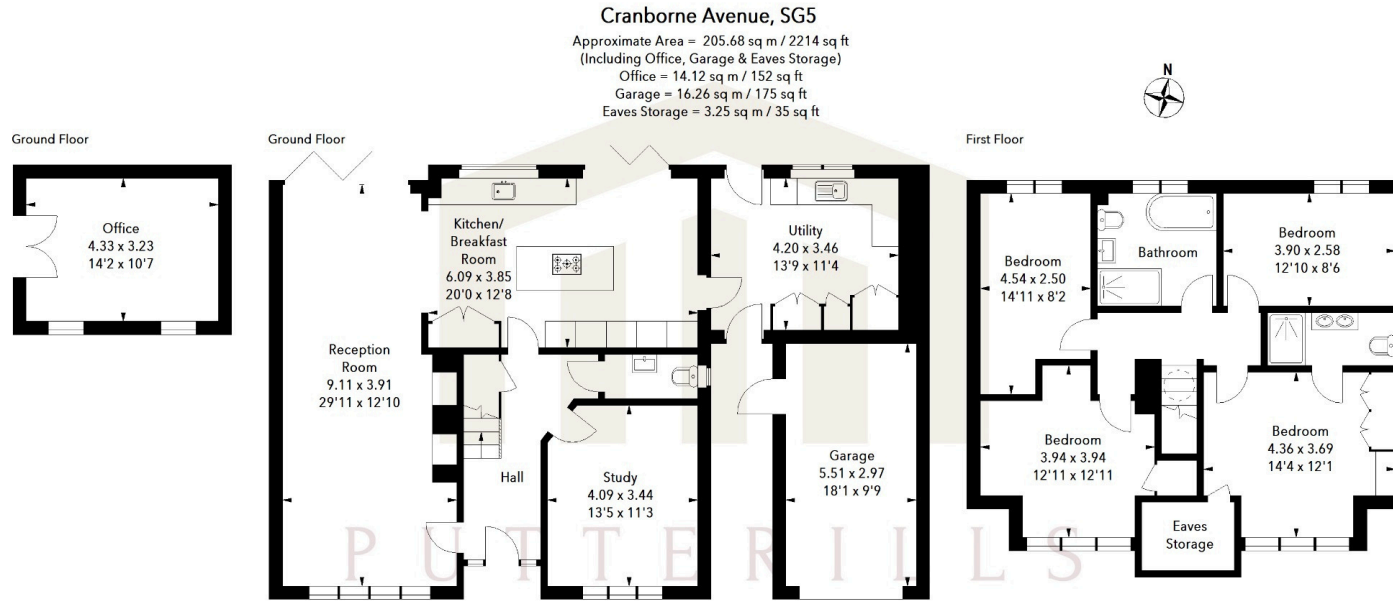
LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
F

VIEWINGS

By prior appointment only



est. 1992

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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