



80 Whinbush Road
Hitchin

SG5 1PZ

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Guide Price £550,000

Quick Reference: 3937628



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Four bedroom mid-terrace house on the desirable Whinbush Road in Hitchin. Finished to a good standard throughout with modern fittings and period features. Large garden and access to driveway.

- Four bedrooms
- Desirable location
- Spacious reception rooms
- Well fitted kitchen
- Two bathrooms
- Beautiful rear garden

Ground Floor

Entrance Hall Entry via front door into hall. Stairs to first floor. Door to living room.

Living Room 12' 7" x 10' 7" (3.84m x 3.23m) Max
Open plan through to dining room. Bay windows to front.

Dining Room 11' 8" x 11' 3" (3.56m x 3.43m) Max
Feature fireplace, wood burner. Door to under stairs cupboard. Door to kitchen. Window to rear.

Kitchen/ Breakfast Room 20' 11" x 9' (6.38m x 2.74m) Max
Range of floor and wall mounted units. Stainless steel sink with mixer tap. Built in washing machine, dishwasher, space for fridge/freezer. Built in oven, extended gas hob with extractor fan. Tiled floor. Window to side. French doors to rear garden.

First Floor

Landing Stairs from ground floor. Doors to bedrooms and bathroom.

Bedroom One 12' 8" x 10' 7" (3.86m x 3.23m) Max
Door to dressing area. Bay window to front.

Dressing Room 7' 4" x 5' 9" (2.24m x 1.75m) Max
Restricted head height. Door to shower room.

Shower Room White/ chrome effect suite comprising of a wash had basin, low level W/C, walk in shower, heated towel rail.

Bedroom Two 10' 11" x 10' 7" (3.33m x 3.23m) Max
Window to front.

Bedroom Three 11' 8" x 8' 10" (3.56m x 2.69m) Max
Window to rear.

Bathroom White/ chrome effect suite comprising of a low level W/C, wash hand basin, bath with shower attachment and glass screen. Window to rear.

Second Floor

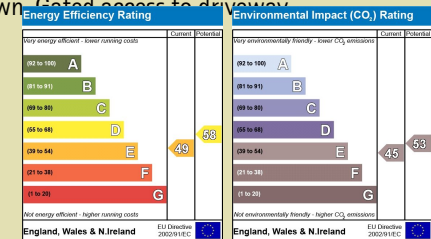
Bedroom Four 13' 4" x 10' 1" (4.06m x 3.07m) Max
Stairs from first floor. Built in storage cupboard. Two Velux windows. Door to large storage cupboard.

Outside

Front Garden Enclosed by shrubbery. Path to front door. Driveway to the rear of the property. The property has off-road parking to the rear and availability for parking permits.

Note: Driveway belongs to Number 80 with right of access for the neighbouring property to their garage. Neighbour's cannot park their vehicles in the drive/ in front of their garage.

Rear Garden Enclosed by brick walls. Main area laid to lawn. Gated access to driveway.



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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



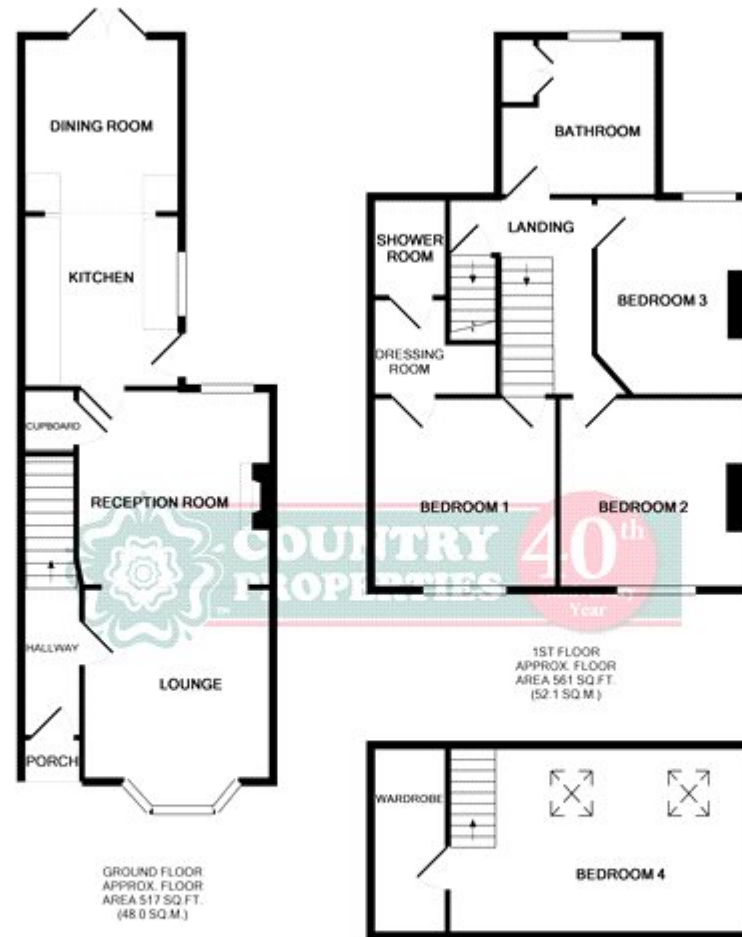
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GROUND FLOOR
APPROX. FLOOR
AREA 517 SQ. FT.
(48.0 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 561 SQ. FT.
(52.1 SQ. M.)

2ND FLOOR
APPROX. FLOOR
AREA 236 SQ. FT.
(21.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1315 SQ. FT. (122.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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