



PUTTERILLS

est. 1992

54 Garden Fields, Offley, Hitchin, SG5 3DF

Asking price £389,950

A good size three bedroom semi-detached property in the sought after village of Offley.

A good size three bedroom home on a modern development of similar properties built approximately 4 years ago in the popular village of Great Offley. The spacious accommodation is well appointed with a good size kitchen/dining room with built in appliances, the lounge benefits from a dual aspect with French doors to the rear and garden. To the first floor there is master bedroom with en-suite and built-in wardrobes, two further bedrooms and a family bathroom. Externally the property benefits from a good size rear garden, front garden, a driveway and detached single garage.

Great Offley is a historic North Hertfordshire village situated approximately 3.5 miles south west of Hitchin surrounded by wonderful open countryside, yet conveniently located within easy access to the A505, which facilitates access to the M1, London and the North. Great Offley has assorted local amenities, including two public houses, a post office and a general store. Mainline stations at Hitchin and Luton Parkway provide regular services, from 30 minutes, into Kings Cross and The City. Adjacent to Kings Cross station is St Pancras International.

ENTRANCE HALL

CLOAKROOM

SITTING ROOM 15'11" x 10'7"
(4.85m x 3.23m)

KITCHEN/DINING ROOM 16'1" x 16'8"
(4.90m x 5.08m)

FIRST FLOOR

BEDROOM ONE 13' x 12'2"
(3.96m x 3.71m)

EN-SUITE

BEDROOM TWO 10'8" x 9'1"
(3.25m x 2.77m)

BEDROOM THREE 10'9" x 6'5"
(3.28m x 1.96m)

BATHROOM

EXTERNALLY

DRIVEWAY AND GARAGE

TENURE

Freehold

EPC

EER: tbc

FLOORPLAN AND BROCHURE DISCLAIMER

All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

VIEWING INFORMATION

By appointment only through Putterills of Hertfordshire, through whom all negotiations should be conducted.

SANDS FINANCIAL MANAGEMENT

We offer impartial, whole of market mortgage advice and insurance products from a selected panel of providers. So whether you are a first-time buyer, buying to let or moving house, we will help you find the best deal. Please contact us on 01462 632222.

MONEY LAUNDERING REGULATIONS

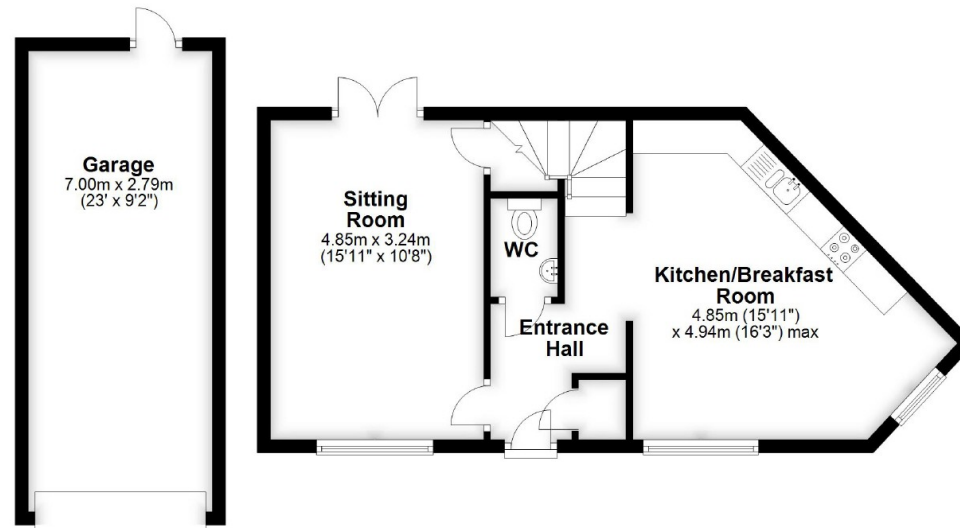
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





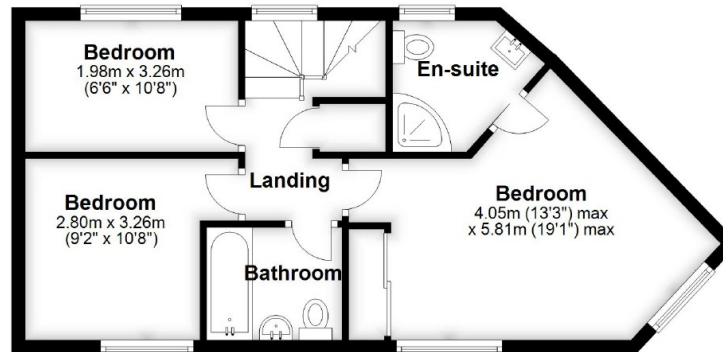
Ground Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 87.7 sq. metres (943.6 sq. feet)



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