



Willoughby Way, Hitchin, Hertfordshire, SG4

Guide Price: £500,000

Freehold

Overlooking a small green, this superb and extended three bedroom semi detached home with off road parking is situated in a highly desirable location within the SG4 9 postcode area. The town centre and train station are within easy reach, as are Hitchin Girl's School, Highbury, Whitehill and William Ransom Primary Schools, together with Hitchin Boy's School.

Property

This property offers flexible living accommodation with a welcoming entrance hall downstairs, open plan kitchen with dining area, light and bright living room and useful garden room that can be used as a play room or study. There is further a downstairs WC. On the first floor there are three good size bedrooms and a modern family bathroom. Outside we find a converted, detached garage with power and electricity which could be used as a home office, guest bedroom or extra storage. There is a mature rear garden mainly laid to lawn with patio area and side access to a gravel drive way.

There are plans in place to extend and to refigure the first floor lay out; plans and decision notice are visible on the North Herts council website, ref: 20/00510/FPH

Hitchin itself is a market town with real character and many amenities including a high street and independent stores, shops, bars, restaurants, cafes and banks. The mainline station provides fast and frequent services taking less than thirty minutes to London Kings Cross.

Ground Floor

Entrance Hall

Kitchen 6'3" x 21'1" (1.9m x 6.43m).

Dining Area 10'2" x 11'1" (3.1m x 3.38m).

Living Room 10'2" x 13'8" (3.1m x 4.17m).

Garden Room 7' x 9'8" (2.13m x 2.95m).

WC

First Floor

Landing

Family Bathroom

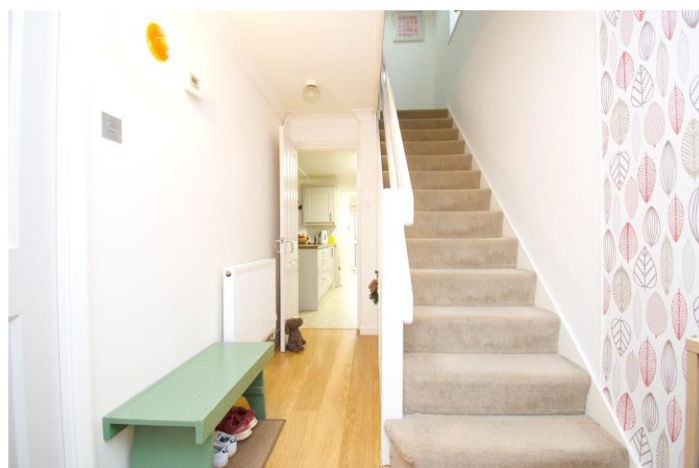
Bedroom 1 10'6" x 13'7" (3.2m x 4.14m).

Bedroom 2 8'8" x 9'11" (2.64m x 3.02m).

Bedroom 3 5'11" x 10'2" (1.8m x 3.1m).

Outside

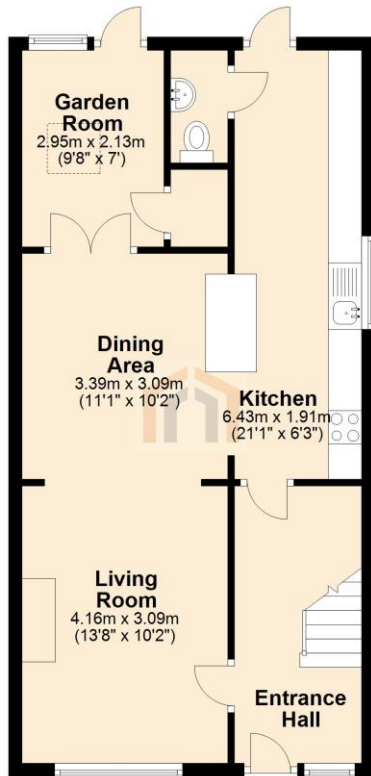
Home Office 8'3" x 16'4" (2.51m x 4.98m).





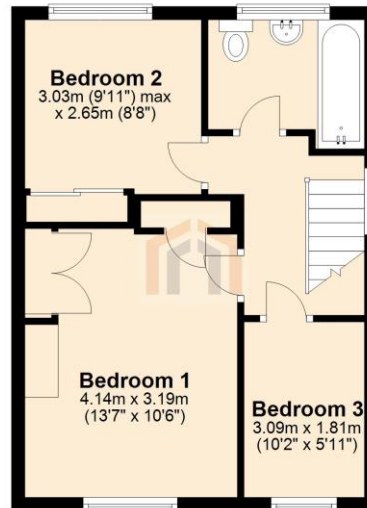
Ground Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



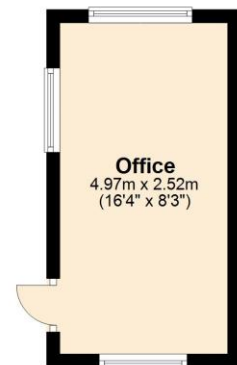
First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Ground Floor

Approx. 12.5 sq. metres (134.6 sq. feet)



Total area: approx. 102.0 sq. metres (1098.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Disclaimer

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