



Holdbrook, Hitchin, SG4 9



The Property

A superb four bedroom extended family home located in a pleasant cul-de-sac location in the sought after SG4 9 postcode area, conveniently located for excellent schools such as William Ransom Primary and Hitchin Girl's School with the town centre and railway station are also only a short walk away.

This well presented home offers a substantial amount of versatile and well planned accommodation throughout.

On the ground floor there is an entrance hall with doors leading to a modern fitted shower room, there is a 22ft L-shaped living room and dining area with patio doors to rear garden. The spacious open plan kitchen/family room gives the property the added benefit of modern day living.

To the first floor there are four well proportioned bedrooms and a family bathroom. Outside there is a landscaped garden, mainly laid to lawn and patio area, rear access and useful workshop/garage. A viewing is highly recommended.

Holdbrook is located in a cul de sac just off Halsey Drive to the east side of the town centre, within a short distance of local amenities, highly regarded primary and secondary schools and railway station with fast connections to London Kings Cross.

OIEO. £550,000





What's nearby?

- William Ransom Primary - 0.1 mile
- Whitehill Junior School - 0.8 mile
- Hitchin Girl's School - 0.7 mile
- Hitchin Boy's School - 1.3 mile
- Hitchin Railway Station - 0.7 mile
- Town Centre - 1.2 mile
- A1M Junction 8 - 3.2 mile

Key Features

- Extended Family Home
- Four Good Sized Bedrooms
- Two Bathrooms
- Spacious Living Room With Dining Area
- Modern Kitchen/Family Room

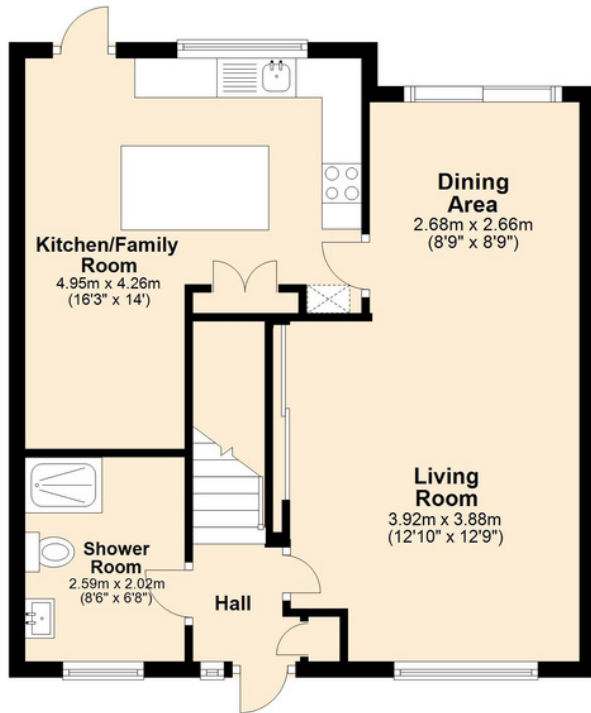
- Pleasant Garden With Rear Access
- Workshop / Garage
- Sought After SG4 9 Postcode Area
- Short Distance Highly Regarded Schools, Town Centre and Railway Station
- Viewing Highly Recommended





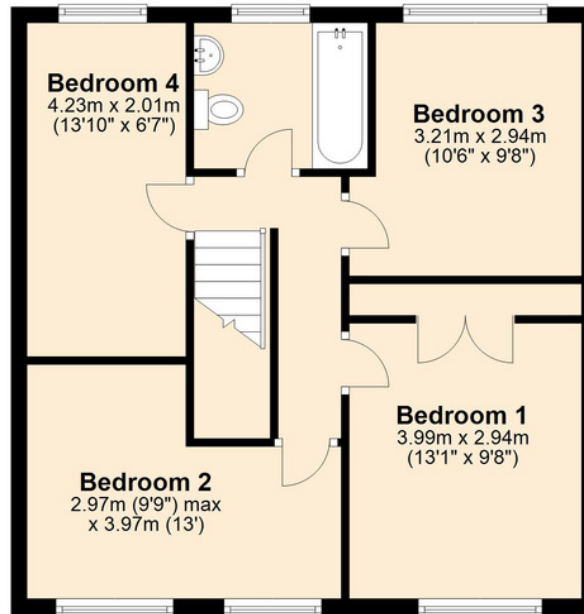
Ground Floor

Approx. 50.1 sq. metres (539.0 sq. feet)



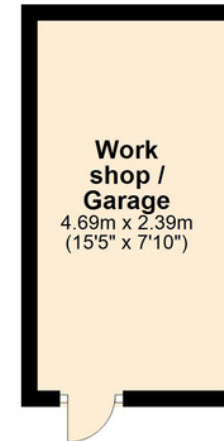
First Floor

Approx. 51.1 sq. metres (550.5 sq. feet)



Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 101.2 sq. metres (1089.5 sq. feet)

plan created by Fullbrook & Floor Estate Agents
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer:

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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