



- Superbly Extended Family Home
- Sought-After Residential Location
- Spacious Kitchen/Breakfast Room
- 2 Reception Rooms & Conservatory
- Four Generous Bedrooms
- Stunning Principal Bedroom
- Family Bathroom & En-Suite
- Off Street Parking & Garage
- No Upward Chain



PURWELL LANE, HITCHIN, SG4

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CHAIN FREE Ensum Brown offer for sale this superbly extended family home located in a highly desirable area within walking distance of the town centre & train station. Situated on a very generous plot and featuring 2 reception rooms, kitchen/breakfast room, 4 bedrooms & 2 bathrooms. Viewing highly recommended.

GUIDE PRICE
£650,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this superbly extended family home located in the ever so desirable town of Hitchin, within walking distance to the town centre and train station. The property offers versatile living accommodation to include two generous reception rooms, fantastic kitchen/breakfast room, four bedrooms, family bathroom and en-suite to the stunning principal bedroom.

Approaching the property it sits nicely in this family orientated location, there is a block paved driveway providing parking for two vehicles and in addition to this adjacent to the property there is a single garage with parking available for a further two vehicles which is unusual for this location and ideal for guests when they come to visit. There's also a large front garden mainly laid to lawn with path leading to the front door.

Once inside, you are greeted by a welcoming entrance hall with well-presented neutral décor, this sets the tone for the rest of this lovely property. The ground floor accommodation is extensive and flexible offering a superbly spacious living room, an ideal space to relax and unwind; this room offers fitted carpet and a double glazed window to the front aspect. A door leads through to the second reception room which is currently being used as a formal dining room featuring fitted carpet, double glazed window to the rear aspect and doors leading into the conservatory. The dining room is perfect for family get-togethers and social gatherings, a really exceptional room for entertaining. Moving into the conservatory, this is a great additional living space featuring creative tiled flooring with patio doors leading out to the rear garden.

Going into the kitchen/breakfast room, this really is the hub of the home with a designated breakfast area and an ample range of matching cream and wall base units complemented by wooden worktops. Benefiting from a large double oven, 6-ring gas hob with stainless steel extractor over, integrated dishwasher and space for a double fridge/freezer towards the seating area. The kitchen offers ample cupboard space, it's also a very bright dual-aspect room with double glazed windows to both the front and rear elevations.

Heading up to the first floor accommodation, you have a generous landing area providing access to all four bedrooms and the family bathroom. All the bedrooms in this home are of a good size with the piste de resistance being the stunning 20' x 11' double height principal bedroom accompanied by its own en-suite shower room which offers a three piece suite including a shower, low level flush WC and wash hand basin. The family bathroom has been tastefully re-fitted comprising a three piece suite to include low level flush WC, wash hand basin and bath with chrome wall-mounted shower.

Externally, the rear garden is secluded and has a decked area as you step out of the conservatory, with a step down to the lawned area. There are stepping stones leading to the rear of the garden and to the wooden shed.

Call Ensum Brown today to arrange your private viewing time, don't take too long, this property won't be available for long!

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

VIEWINGS - COVID-19

As an agent we take the responsibility of the health of our clients and viewers extremely seriously. Therefore we have measures in place to conduct this in a safe and sensible manner. We will ask our home owners to be out or in the garden. We will ask for no contact on arrival, but we will greet you with our usual smile as we put on our face masks. We will provide you with a face mask also, along with protective gloves. We will keep a safe distance but be there to answer any questions you may have. If you have had any symptoms of the Coronavirus, we ask you to wait 14 days before joining us on a viewing. We look forward to meeting you!

