



21 The Ridgeway

Hitchin, Hertfordshire, SG5 2BT

Gavin Mills
POWERED BY

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Offers in Excess of £850,000

A three/four double bedroom detached family home, situated in a highly sought-after location, in Hitchin.

Available for sale, for the first time in 42 years, the property has been vastly improved and extended to create a family home, which has spacious and versatile accommodation of approximately 2281 sq.ft., set over two floors, along with off street parking and mature gardens.

Ground Floor Accommodation

The spacious entrance hall has built-in storage and stairs to the first floor. Extended in 2010, the open plan kitchen/garden room has a range of fitted wall and base level units with granite worktops over. Integrated appliances include an induction hob, a double oven, a dishwasher and a fridge.

The garden room has a vaulted ceiling, together with a large window overlooking the rear garden. To the side of the kitchen, the generous sized utility room has access to both the rear garden and the integral garage/workshop.

There are three further reception areas, to the ground floor, including a sitting room, with a feature fireplace, and a dining room. Both rooms have original parquet flooring. Originally bedroom 4, the family room, to the rear of the property, has views over the rear garden and is located next to the ground floor bathroom.

First Floor Accommodation

The dual aspect master bedroom has the potential to add an ensuite bathroom. There are two further double bedrooms and a shower room, along with a variety of storage to both eaves and lofts.

Gardens

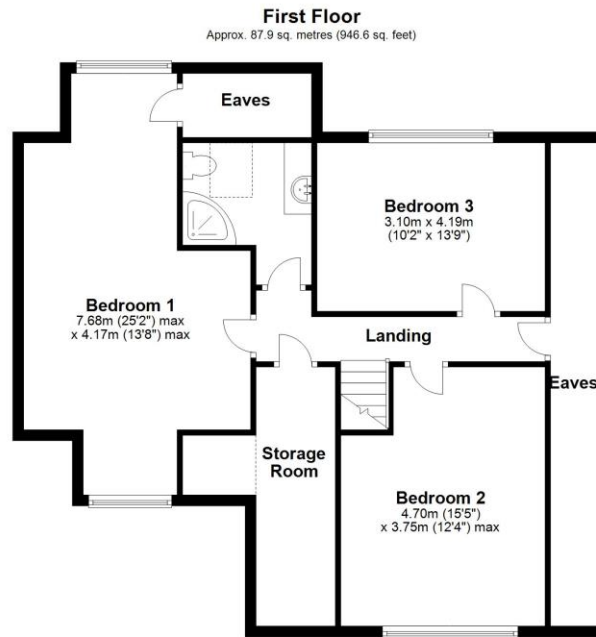
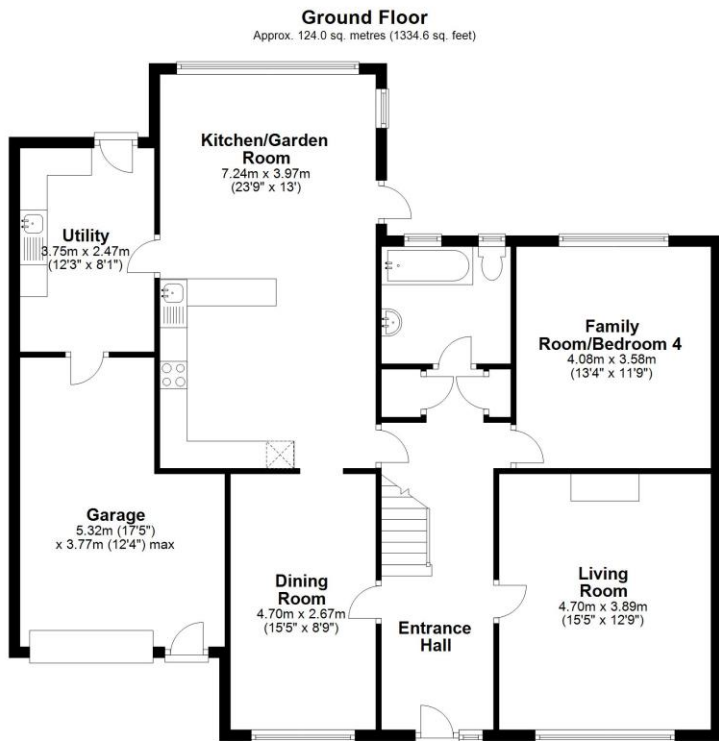
To the front, there is a block paved driveway, ahead of the garage, and the gardens are laid to lawn and gravel with mature flower and shrub borders. There is a gated path to the side of the property.

To the rear, the garden is tiered and laid to both lawn and paved patio seating areas with an abundance of mature flower and shrub beds and borders, together with a feature fishpond, a summer house and two store sheds.





Call Gavin Mills to arrange a viewing on **07971 807 341**



Total area: approx. 211.9 sq. metres (2281.3 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66	79
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.