



# 12 Manton Road

Hitchin, Hertfordshire, SG4 9NW

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Gavin Mills  
POWERED BY  
  
UK



# 12 Manton Road

Guide Price £475,000

An extended three bedroom semi-detached home, offered for sale with no upper chain.

The property, for sale for the first time in 50 years, is located in the much sought-after SG4 9 postcode in Hitchin offering convenient access to a variety of highly regarded local schools as well as the train station and Hitchin Town Centre.

## Ground floor accommodation

The entrance hall has access to the WC and stairs rising to the first floor. There are three reception rooms. A sitting room with a window to the front aspect, a dining room, and a conservatory to the rear.

The kitchen has a range of fitted wall and base level units with worktops over and an inset sink. There is an integrated oven and microwave along with space for a fridge/freezer and a washing machine.

## First floor accommodation

On the first floor, bedroom 1, with a window to the front aspect, and bedroom 2, with a window to the rear, both have built-in storage, there is a third bedroom and shower room.

## Outside

To the front, the garden is laid to lawn with a mature hedge border.

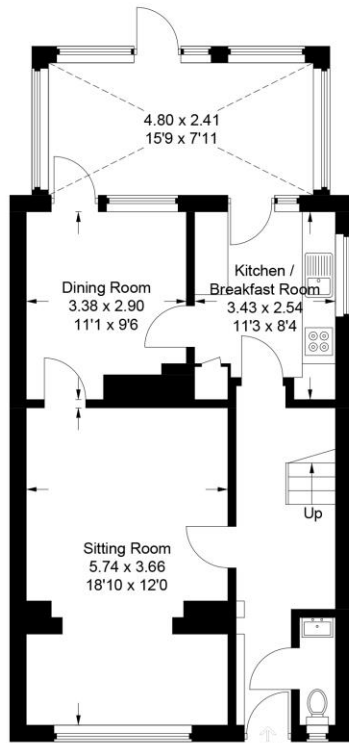
There is paved side access leading to the rear garden that is laid to patio and raised lawn and off-street parking ahead of the detached single garage.



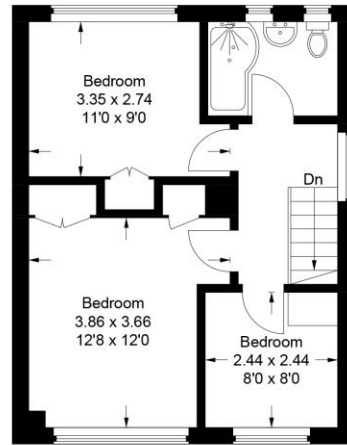


Call Gavin Mills to arrange a viewing on **07971 807 341**

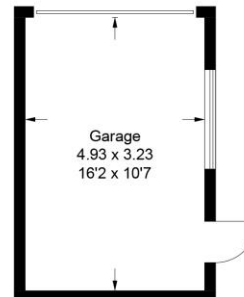
Approximate Gross Internal Area  
 Ground Floor = 65.3 sq m / 703 sq ft  
 First Floor = 41.2 sq m / 443 sq ft  
 Garage = 16.1 sq m / 173 sq ft  
 Total = 122.6 sq m / 1,319 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Gavin Mills



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.