



# 34 Gainsford Crescent

Hitchin, Hertfordshire, SG4 0QG

Gavin Mills  
POWERED BY  
  
UK



# 34 Gainsford Crescent

Guide Price £900,000

A beautifully presented, four double bedroom family home situated just one mile from Hitchin train station.

The property, substantially extended and remodelled by the present vendors, has spacious accommodation of 1963 sq.ft set over two floors including the option to create a ground floor annexe/fifth bedroom.

## Ground floor accommodation

The full-height entrance hall has stairs rising to the first floor with a built-in storage cupboard below and access to the WC. The ground floor accommodation is largely open plan, the kitchen has a large central island and bi-folding doors out to the rear garden.

To the side of the kitchen is a family room, a dining area with further bi-folding doors out to the garden, and a sitting room. In addition, there is a separate utility with side access and a study/bedroom five.

## First floor accommodation

The master bedroom suite has a vaulted ceiling and a Juliette balcony overlooking the rear garden along with a walk-in dressing room and ensuite shower room. There are three further double bedrooms and a family bathroom.

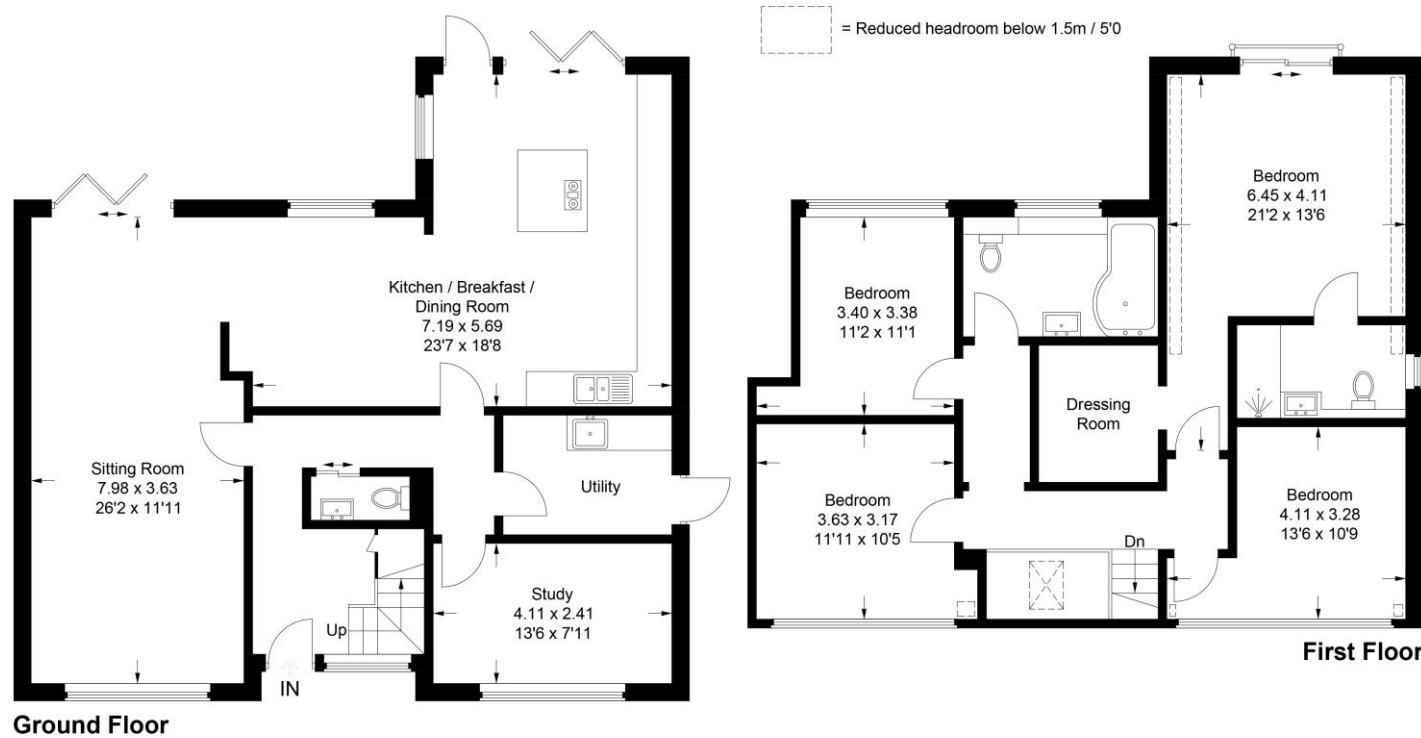
## Outside

To the front, a block paved driveway has off street parking for three vehicles and gated side access to the rear. The rear gardens are laid to lawn with both porcelain tiled and decked seating areas.



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

Approximate Gross Internal Area  
 Ground Floor = 97.4 sq m / 1048 sq ft  
 First Floor = 85.0 sq m / 915 sq ft  
 Total = 182.4 sq m / 1,963 sq ft



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		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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