



# Garden Fields

Offley, Hitchin,  
Hertfordshire, SG5 3DF  
**£495,000**

country  
properties



Nestled within the highly sought-after Garden Fields development in the picturesque village of Offley, this beautifully presented three-bedroom end-of-terrace home offers spacious and versatile accommodation ideal for modern family living.

The ground floor is accessed via a welcoming entrance hallway, complete with useful storage and a convenient cloakroom/WC. The dual-aspect living room is flooded with natural light and features patio doors opening directly onto the rear garden, creating an excellent space for both relaxing and entertaining. The impressive kitchen/dining room provides ample room for family meals and social gatherings, while benefiting from a range of fitted appliances and contemporary cabinetry. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with the added luxury of an en-suite shower room. A stylish family bathroom serves the remaining bedrooms and is fitted to a modern specification.

Externally, the property continues to impress with a delightful south-west facing rear garden, perfect for enjoying afternoon and evening sunshine. There is also the benefit of generous side access leading to a single garage. To the front of the property, driveway parking provides convenient off-road parking.

Offley Village is a sought after village in rolling countryside. It has a primary school, post office/general store, hairdressers, a public house/restaurant and a bus service. There is easy access to A505, A1(M), M1 and to mainline stations at Hitchin and Luton.

- Three bedrooms
- Spacious kitchen/dining room
- Principal bedroom with en suite
- South-West facing rear garden
- Garage with driveway parking
- 4.5 miles, 10 min drive to Hitchin train station (as per Google Maps)
- 3.2 miles, 6 min drive to Hitchin town centre (as per Google Maps)













Approximate Gross Internal Area  
 Ground Floor = 45.3 sq m / 488 sq ft  
 First Floor = 44.9 sq m / 483 sq ft  
 Garage = 21.5 sq m / 231 sq ft  
 Total = 111.7 sq m / 1,202 sq ft

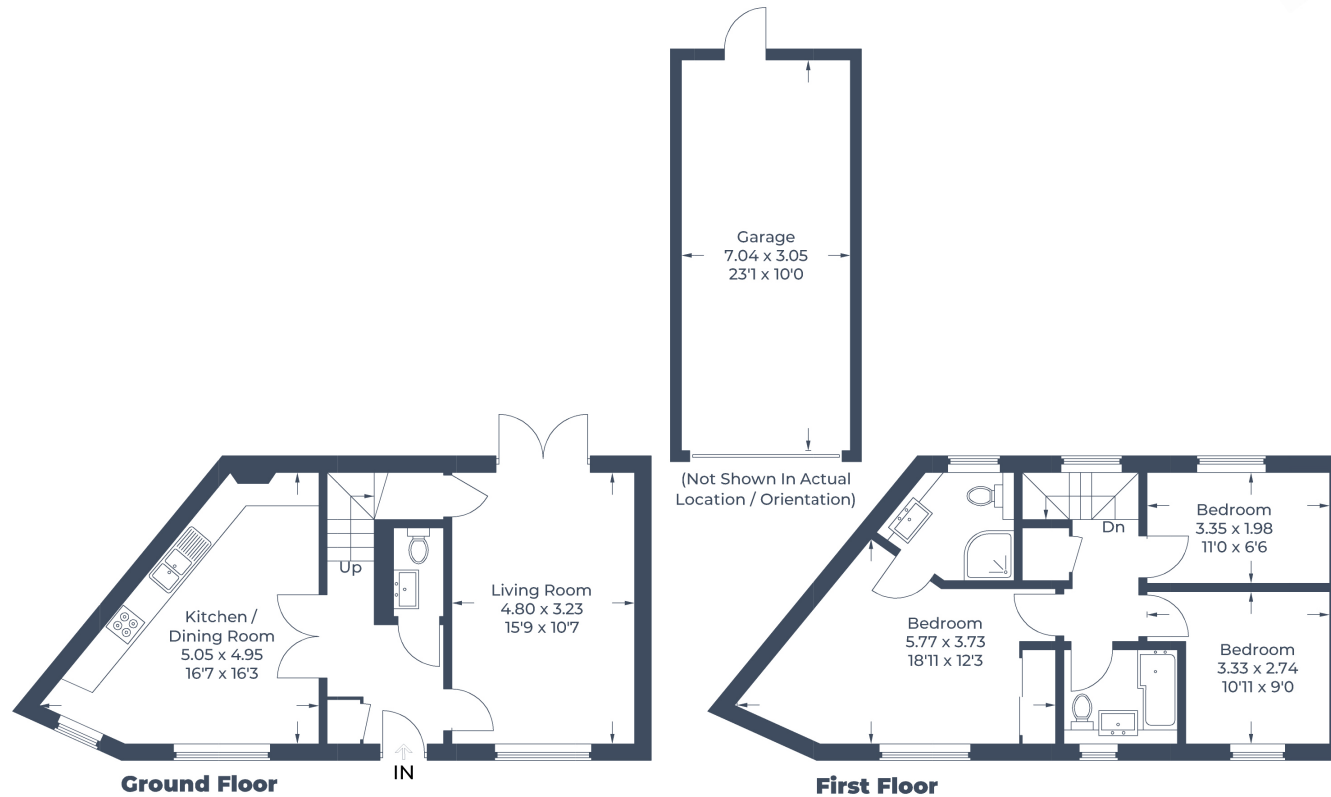


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

© CJ Property Marketing Produced for country Properties

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 76                      | 81        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

Country Properties | 81, Hermitage Road | SG5 1DB  
 T: 01462 452951 | E: hitchin@country-properties.co.uk  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties



country  
properties