



Garden Fields

Offley, Hitchin,
Hertfordshire, SG5 3DF
Guide Price £995,000

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properties

A substantial and beautifully presented five bedroom detached family home, arranged over three floors and enjoying wonderful countryside views. Offering generous and versatile accommodation throughout, this is an impressive home ideal for modern family living.

The ground floor features two excellent reception rooms, including a bay fronted living room, together with a stylish kitchen/breakfast room to the rear with doors opening onto the garden and access to a useful utility room and WC. Over the first and second floors are five well proportioned bedrooms, two with en suite facilities, together with a well appointed family bathroom.

Externally, there is a large driveway providing ample parking and access to a double garage, above which is a fantastic self-contained annex comprising open plan living/kitchen space, sleeping area and shower room. This versatile space is ideal for guests, relatives or home working.

To the rear is a beautiful, private and fully enclosed garden, providing an excellent outdoor space. With its generous accommodation, stunning outlook and exceptional versatility, this is a wonderful family home.

We have been advised by the vendor that there is an Annual Maintenance fee of £300 per annum.

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.

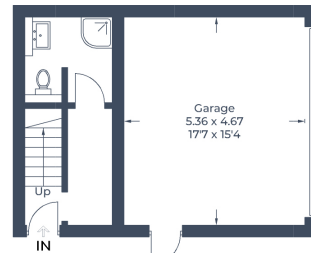
- Substantial five bedroom detached family home
- Two reception rooms, including bay fronted living room
- Stylish kitchen/breakfast room and separate utility room
- Sought after village location with countryside views
- Generous and private rear garden
- Double garage with self-contained annex and large driveway
- 3.1 miles, 7 mins Drive to Hitchin town centre (as per Google Maps)
- 4.4 miles, 11 mins drive to Hitchin train station (as per Google Maps)



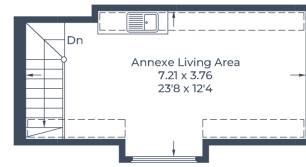




Approximate Gross Internal Area
 Ground Floor = 69.8 sq m / 751 sq ft
 First Floor = 67.9 sq m / 731 sq ft
 Second Floor = 55.7 sq m / 599 sq ft
 Garage / Annexe - Ground Floor = 38.8 sq m / 418 sq ft
 Garage / Annexe - First Floor = 24.1 sq m / 259 sq ft
 Total = 256.3 sq m / 2,758 sq ft

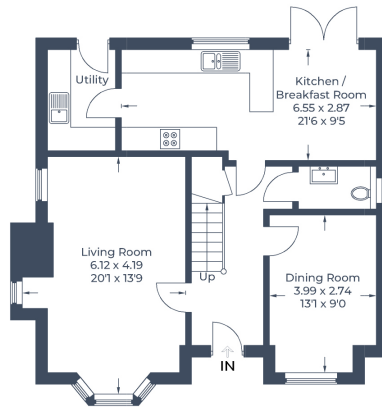


Garage / Annexe - Ground Floor
 (Not Shown In Actual Location / Orientation)

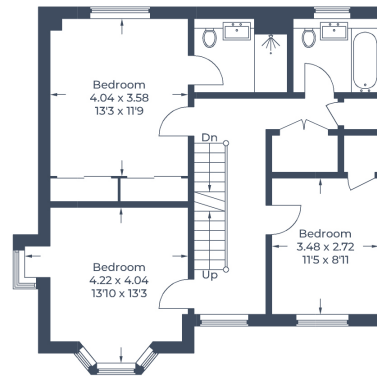


Garage / Annexe - First Floor

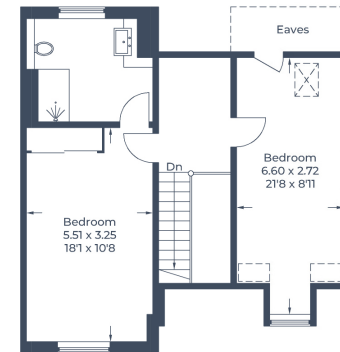
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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