

Wratten Road West, Hitchin, SG5 2AX

Guide Price: £450,000

Freehold

EPC: C

PROPERTY SUMMARY

A beautifully presented Victorian cottage boasting a double storey extension, peaceful garden, and excellent schooling catchment in Hitchin's sought-after Wratten Road West.





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Wratten Road West, SG5 Approximate Area = 70.05 sq m / 754 sq ft Ground Floor First Floor (Including Shed) Shed 4.73 sq m / 51 sq ft Bedroom 3.54 x 3.93 Reception 11'7 x 12'11 Room Shed 5.44 x 3.61 2.69 x 1.75 17'10 x 11'10 8'10 x 5'9 Bathroom Kitchen/ Dining Bedroom Room 3.54×3.03 3.54 x 3.03 11'7 x 9'11 11'7 x 9'11

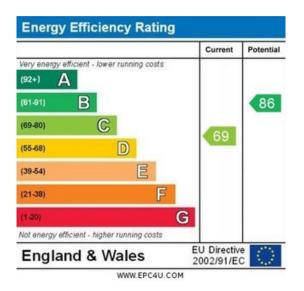
Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY Hertfordshire TENURE Freehold

COUNCIL TAX BAND: B

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care is taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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