



PUTTERILLS

est. 1992



Uplands Avenue
Guide Price: £575,000
Freehold

PROPERTY SUMMARY

This well-presented 3-bedroom home in Hitchin's sought-after SG4 9 area offers versatile living, a generous south-facing garden, and approved plans for a two-story rear extension. Priced at £575,000, the property features two flexible reception rooms, a practical kitchen with garden access, two comfortable upstairs bedrooms and a family bathroom. The standout south-facing garden provides an ideal space for outdoor dining and relaxation, while the garage and driveway offer valuable off-street parking. Located within excellent school catchments and just 1.1 miles from Hitchin Station, the home is perfect for families and commuters alike. With planning permission already granted for further expansion, this is a superb opportunity to secure a home with both current comfort and future potential.

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SUPER FACIALIST





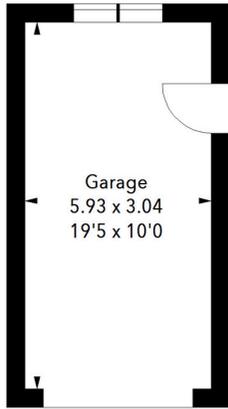


Uplands Avenue, SG4

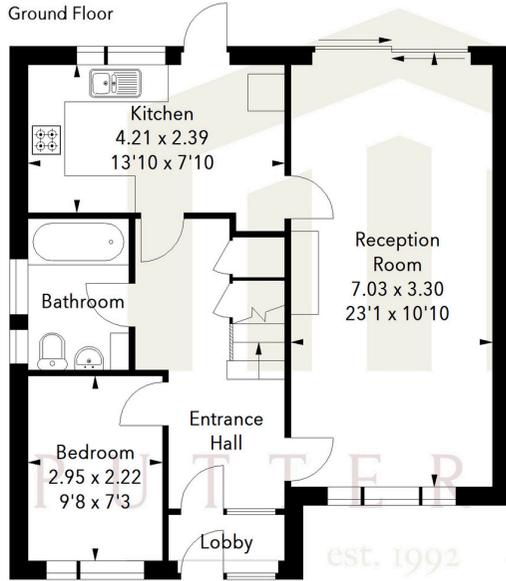
Approximate Area = 138.33 sq m / 1489 sq ft
 (Including Eaves Storage & Garage)
 Eaves Storage = 28.71 sq m / 309 sq ft
 Garage = 18.12 sq m / 195 sq ft



(Not shown in actual location / orientation)



Ground Floor



First Floor

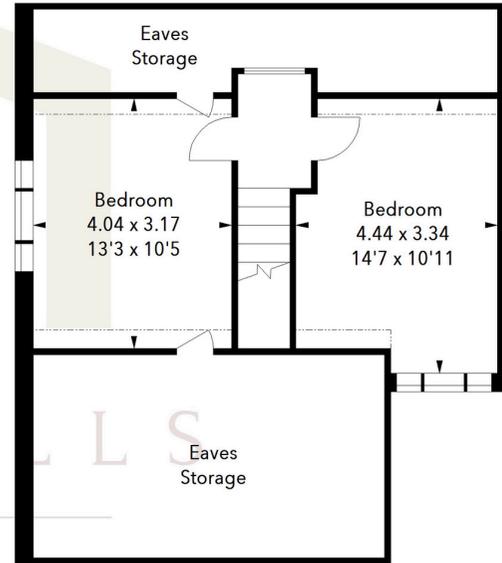


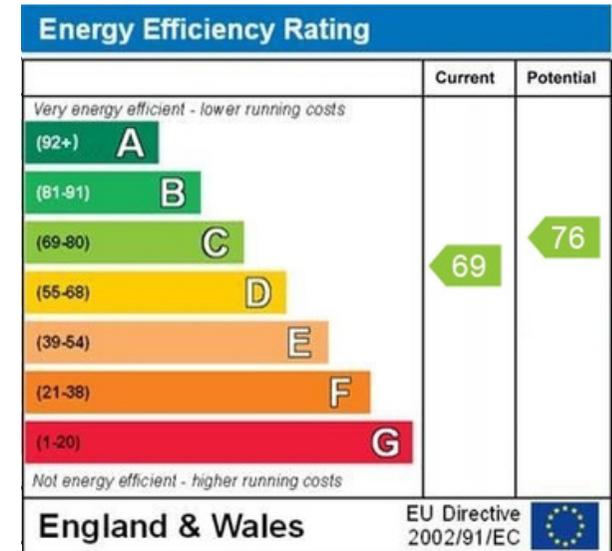
Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
 © Orange Tree Photography

LOCAL AUTHORITY
 North Herts

TENURE
 Freehold

COUNCIL TAX BAND
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VIEWINGS
 By prior appointment only



WWW.EPC4U.COM

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 has been 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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