



PUTTERILLS

— est. 1992 —

Coleridge Close, Hitchin, SG4 0QX
Offers in Excess of £475,000

PROPERTY SUMMARY

Chain free and ideally located in Coleridge Close, Hitchin, this three-bedroom semi-detached home is within walking distance of the station, schools and local amenities.

The property offers a spacious living/dining room, kitchen, conservatory and cloakroom, with three well-proportioned bedrooms and a family bathroom upstairs.

Further benefits include a private driveway, garage and an attractive rear garden — perfect for family living and commuters alike.

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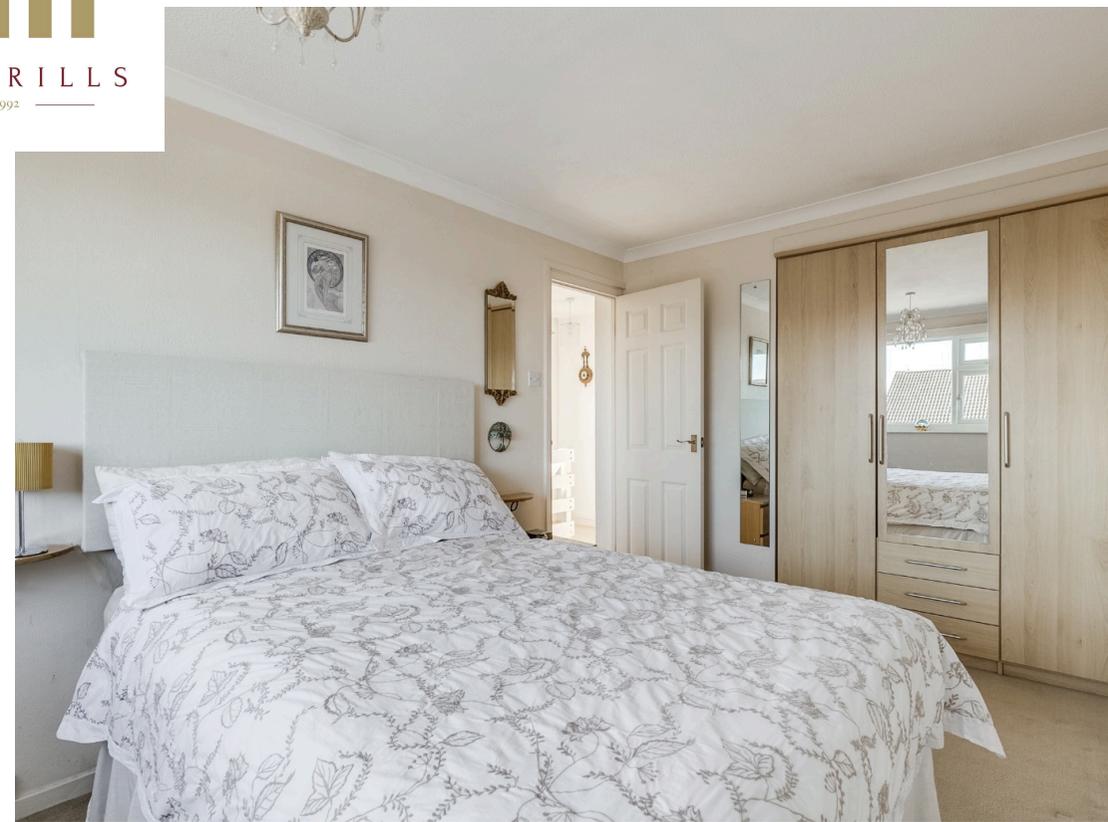
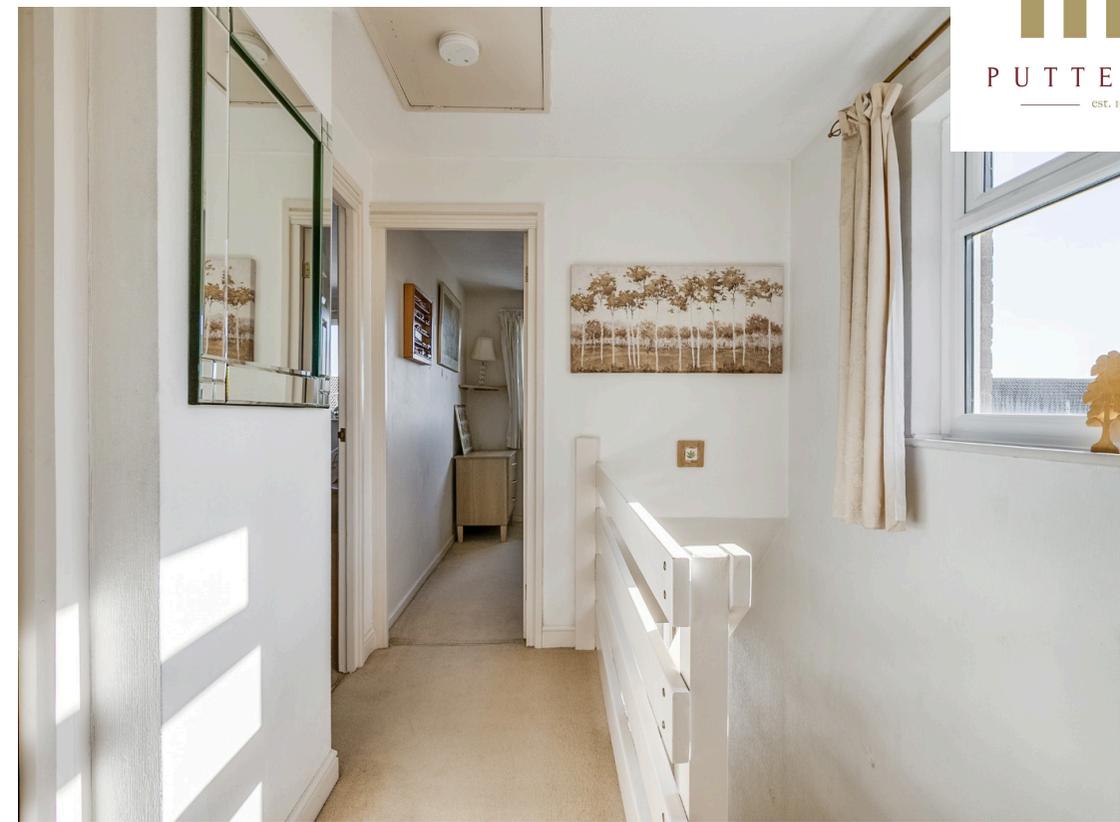
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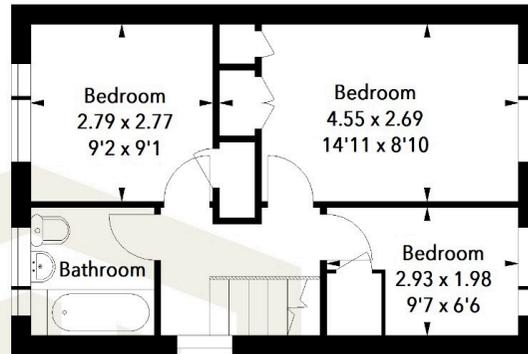


Coleridge Close, SG4

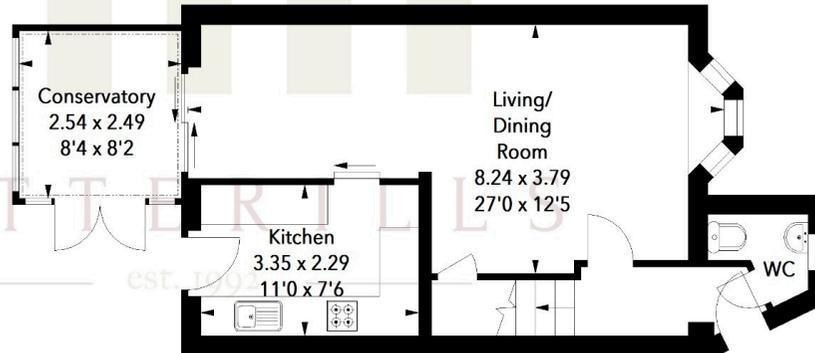
Approximate Area = 95.87 sq m / 1032 sq ft
 (Including Garage)
 Garage Area = 13.66 sq m / 147 sq ft



First Floor



Ground Floor



(Not shown in actual location / orientation)

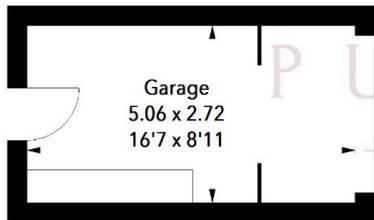


Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
 North Herts

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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