



PUTTERILLS

est. 1992



£1,850 PCM
Talisman Street

Hitchin, SG4 0EZ

PROPERTY SUMMARY

This spacious three bedroom detached property located in a popular residential area of Hitchin benefits for an additional room downstairs which could be used as a large office or a fourth bedroom if required.

Situated very conveniently for access Hitchin mainline railway station and the town centre with its many amenities and well thought of local schools .

On the ground floor the accommodation comprises entrance hall, fitted kitchen, cloakroom , large living room with doors to attractive conservatory . In addition the property further benefits from familyroom/ ground floor fourth bedroom . Gas central heating throughout.

On the first floor there is master bedroom with en suite , two further bedrooms and family bathroom.

Drive way . Enclosed rear garden .

Available August

3



2



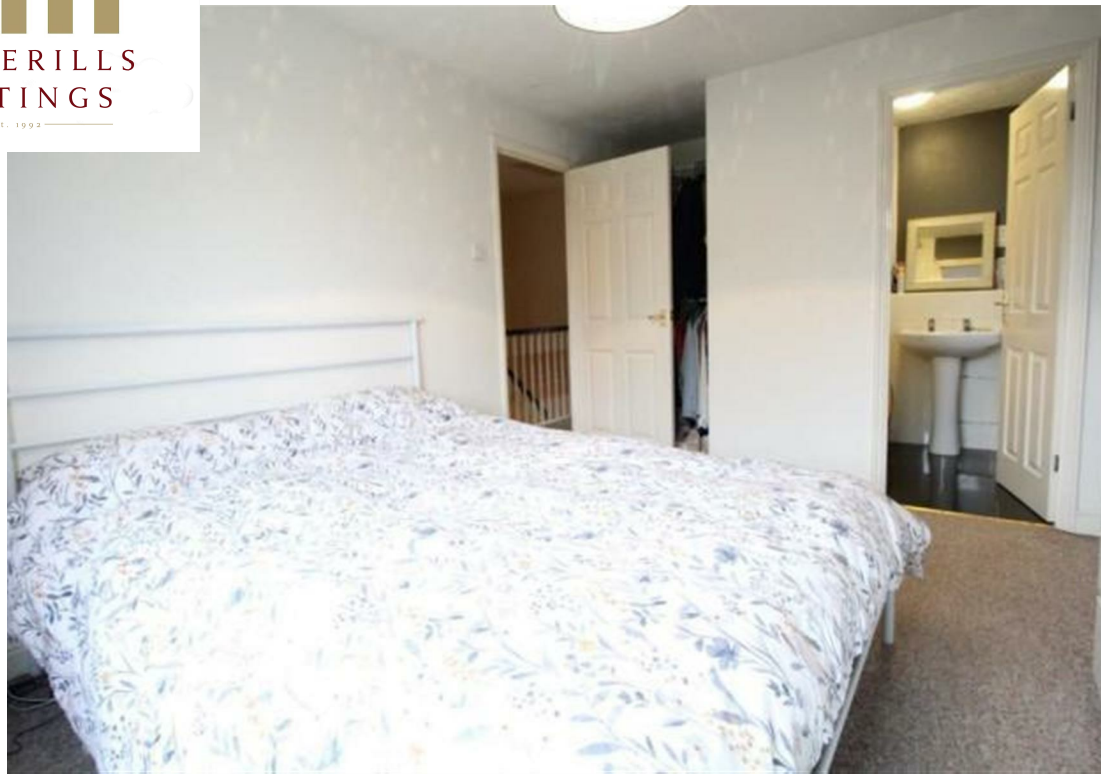
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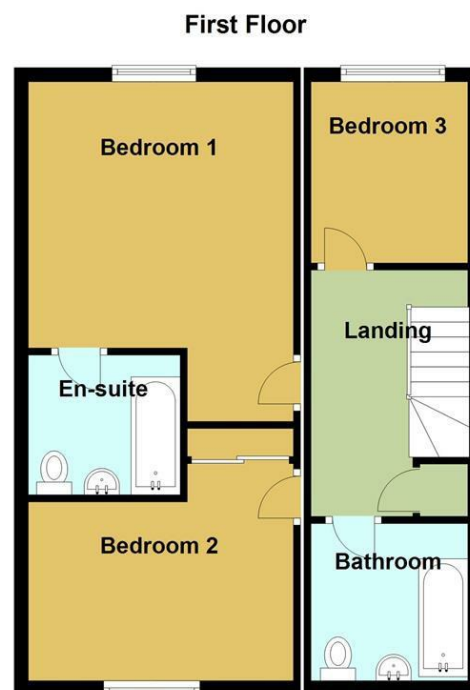
PUTTERILLS
LETTINGS

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Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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



OFFICE ADDRESS

Putterills Lettings
123 London Road
Knebworth
SG3 6EX

OFFICE DETAILS

01462 419333
lettings@putterills.co.uk
www.putterills.co.uk