



PUTTERILLS

est. 1992

£1,650

Wratten Road West

Hitchin, SG5 2AX

PROPERTY SUMMARY

Nestled in the charming Wratten Road West, Hitchin, this delightful Victorian cottage presents an excellent opportunity for young professionals and small families alike. Built in 1900, the property boasts a generous living space of 829 square feet, enhanced by a tasteful double storey extension that seamlessly blends traditional charm with contemporary comforts.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The well-designed kitchen and dining area create a harmonious flow, allowing for effortless cooking and socialising, all bathed in natural light that enhances the inviting atmosphere.

The first floor reveals two generously sized bedrooms, each providing a comfortable retreat for rest and relaxation. The bathroom is thoughtfully finished, adding to the overall appeal of this lovely cottage.

One of the property's standout features is the tranquil garden at the rear. This peaceful outdoor space includes a patio area, ideal for al fresco dining or sipping your morning coffee while enjoying the fresh air. The low-maintenance garden is perfect for children to play or for gardening enthusiasts to cultivate their green thumbs.

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

TENURE

COUNCIL TAX BAND

B

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



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