



PUTTERILLS

est. 1992



**Guide Price £525,000**

Passingham Avenue, Hitchin, Hertfordshire,  
SG4 9LG

## PROPERTY SUMMARY

We are pleased to present this attractive three-bedroom family home, occupying a desirable position on the popular Passingham Avenue in Hitchin.

Offering spacious and flexible accommodation throughout, the property features a generous open-plan living and dining room, creating an ideal space for both everyday family life and entertaining, together with a bright conservatory overlooking the rear garden. The kitchen offers excellent practicality while also presenting an opportunity for future modernisation to suit individual tastes.

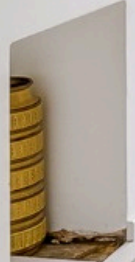
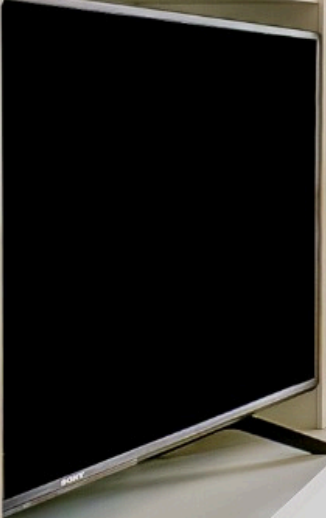
Upstairs, three well-proportioned bedrooms are served by a family bathroom, while outside the private rear garden provides a wonderful space for relaxation and outdoor enjoyment. Further benefits include a garage, driveway parking and a versatile outbuilding, currently used as an art studio, offering excellent potential as a home office, gym or hobby room.

Conveniently located close to highly regarded schools, Hitchin town centre, the mainline railway station and excellent transport links, this delightful home combines comfortable family living with exciting scope for future enhancement.





Belle & Sebastian play  
If You're Feeling Sinister

















## Passingham Avenue, SG4

Approximate Area = 109.16 sq m / 1175 sq ft  
 (Including Garage & Studio)  
 Garage Area = 13.56 sq m / 146 sq ft  
 Studio Area = 10.59 sq m / 114 sq ft

(Not shown in actual location / orientation)

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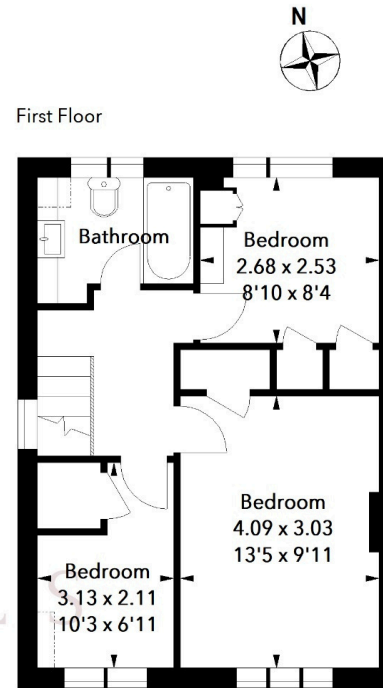
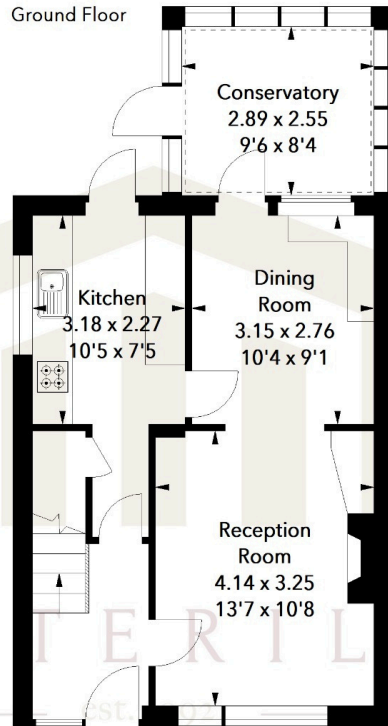
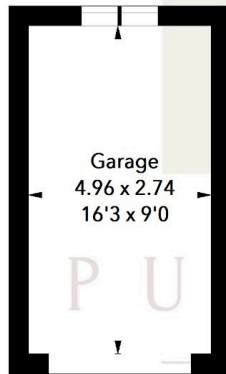
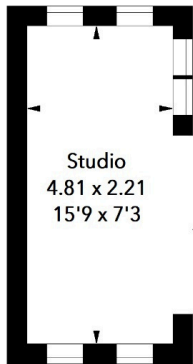


Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
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LOCAL AUTHORITY  
 North Herts

TENURE  
 Freehold

COUNCIL TAX BAND D

VIEWINGS  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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