



## 4 Juniper Mead, Hitchin, SG5 4RU Offers in excess of £450,000

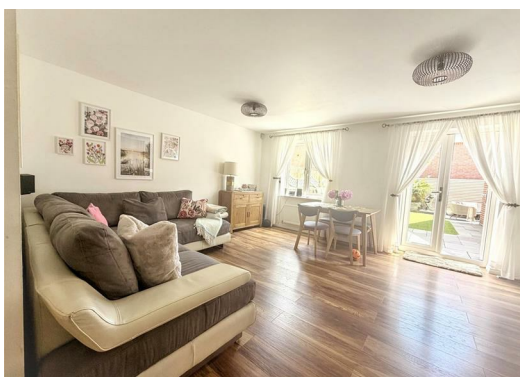
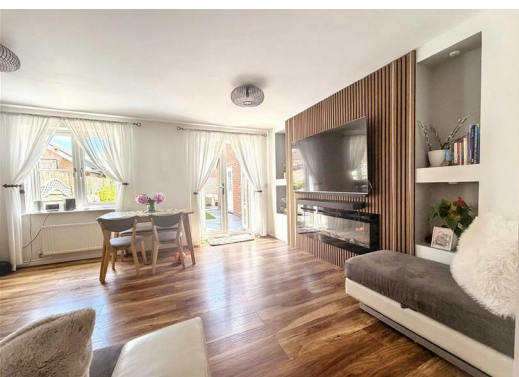
Good Move are delighted to present this impressive three-bedroom semi-detached home to the market.

Beautifully presented throughout and flooded with ample natural light, this impressive three-bedroom home offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a well-appointed kitchen, convenient WC, and a spacious living room with direct access to the rear garden, providing an ideal space for both everyday living and entertaining. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor is dedicated to a superb principal bedroom complete with its own en-suite shower room.

Externally, the property benefits from a generous low-maintenance rear garden, perfect for relaxing, entertaining, or enjoying outdoor family life with minimal upkeep required. A driveway and garage provides valuable off-road parking, further enhancing the practicality and appeal of this excellent home.

The property is conveniently located close to a range of local amenities, well-regarded schools, and excellent transport links. With easy access to the A1, M1, and fast rail services to London from nearby Letchworth and Arlesey, Stotfold also offers a selection of shops, a doctors surgery, pharmacy, library, traditional flour mill with coffee shop, and a variety of pubs and restaurants.

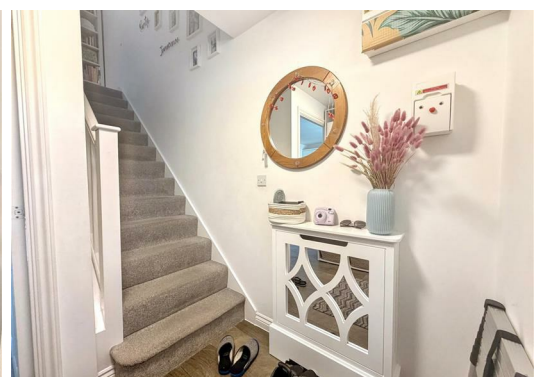


**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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