



18a Royal Oak Lane Pirton, SG5 3QT

This outstanding detached residence occupies a small close off the prestigious Royal Oak Lane, in one of North Hertfordshire's most sought-after villages, which is surrounded by beautiful countryside and conveniently located just 3.9 miles from Hitchin town centre.

Guide price £975,000

18a Royal Oak Lane Pirton, SG5 3QT



- Prime residential road in a much admired and very welcoming village location
- Spectacular kitchen/dining/living room with high vaulted ceiling, log burner and beautiful fitted kitchen with adjoining utility room
- Impressive principle bedroom with vaulted ceiling, visible beams and beautiful en suite shower room
- 3 further bedrooms, two of which have en suite shower rooms and separate family bathroom. Study/bedroom 5
- Gardens to front, side and rear of the house and attractive paved drive for multiple vehicle parking
- The village provides a convenience store/post office, primary school, and 2 characterful pubs
- Kitchen incorporating granite work surfaces, Bosch dishwasher, Rangemaster Classic 110 range style cooker and matching extractor hood, wine chiller, Bosch american style fridge/freezer, Bosch combi microwave, island unit
- Discreet underfloor heating to the ground floor, full double glazing, all main services connected
- Nearby Hitchin has a comprehensive range of shops, leisure and educational facilities

GROUND FLOOR

Entrance Hall

16' x 15'5 (4.88m x 4.70m)

Kitchen/Dining/Living Room

37'4 x 18 (11.38m x 5.49m)

Utility Room

6'7 x 5'10 (2.01m x 1.78m)

Study

8'6 x 8'5 (2.59m x 2.57m)

Principle Bedroom

17'11 x 16'11 (5.46m x 5.16m)

En Suite Shower Room

Bedroom Two

14'8 x 10'3 (4.47m x 3.12m)

En Suite Shower Room

Bedroom Four

13'7 x 10'1 (4.14m x 3.07m)

Family Bathroom

FIRST FLOOR

Landing

Bedroom Three

14'4 x 11'4 (4.37m x 3.45m)

En Suite Bathroom

14'4 max x 8'10 (4.37m max x 2.69m)

EXTERNALLY

Off Street Parking (multiple vehicles)

Front Garden

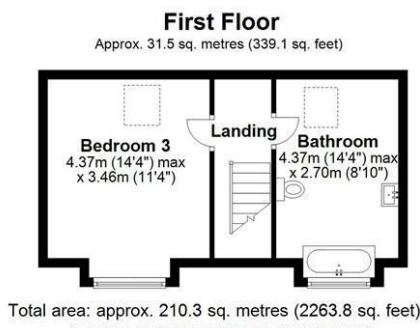
Rear and Side Gardens



Directions



Floor Plan



Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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