



2 Probyn Close Hitchin, SG4 8BL

A well presented modern semi-detached house that incorporates a very good specification, set in a quiet cul-de-sac setting on the border of open countryside.

This is a shared ownership home and we are selling an 80% share of the RICS valuation which was £420,000. The freeholder is Hightown Housing Association and you will pay them a monthly rent of £252.17 on the 20% share that they have ownership of.

A 'Key information' file for potential buyers, incorporating an eligibility guide, is available by request.

Price £336,000

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- Constructed by Croudace Homes, this is an equity share home and you are buying an 80% share
- Well equipped kitchen/diner incorporating fridge/freezer, washing machine, dishwasher, electric oven and gas hob
- Gas fired central heating, double glazing and PV solar panels
- Leasehold: 99 year term from 2016, monthly payment (excluding rent) 20.52
- Two double bedrooms and a tastefully fitted family bathroom
- Harpenden (4.4 miles), Wheathampstead (3.2 miles), Hitchin TC (8.3 miles)
- Entrance hall, cloakroom wc and attractive living room
- Car port and paved drive, Front and rear gardens
- Highly regarded village with excellent Budgens store/post office, coffee shop and a huge range of clubs and leisure pursuits

GROUND FLOOR

Entrance Hall

Living Room

12'11 x 11'4 (3.94m x 3.45m)

Cloakroom/WC

Kitchen/Diner

14'6 x 13'3 (4.42m x 4.04m)

FIRST FLOOR

Landing

Bedroom One

14'7 x 10'2 (4.45m x 3.10m)

Bedroom Two

14'6 x 9' (4.42m x 2.74m)

Bathroom

EXTERNALLY

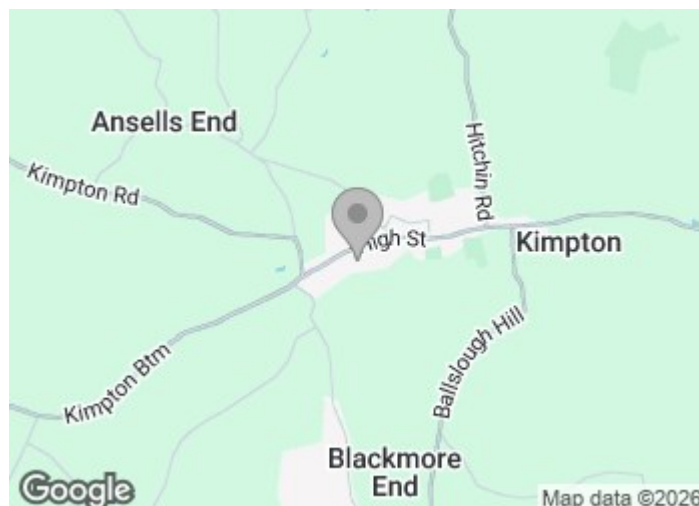
Car Port

16'3 x 9' (4.95m x 2.74m)

Paved Drive

Front Garden

Rear Garden



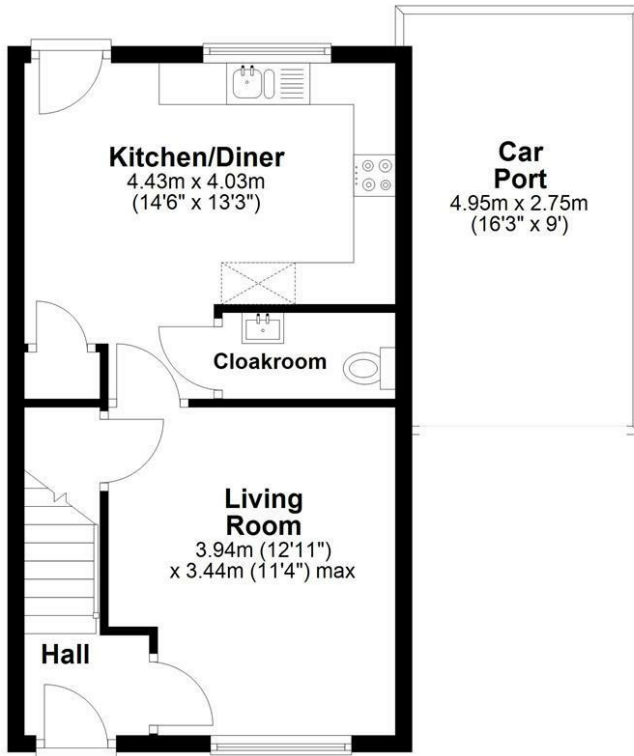
Directions



Floor Plan

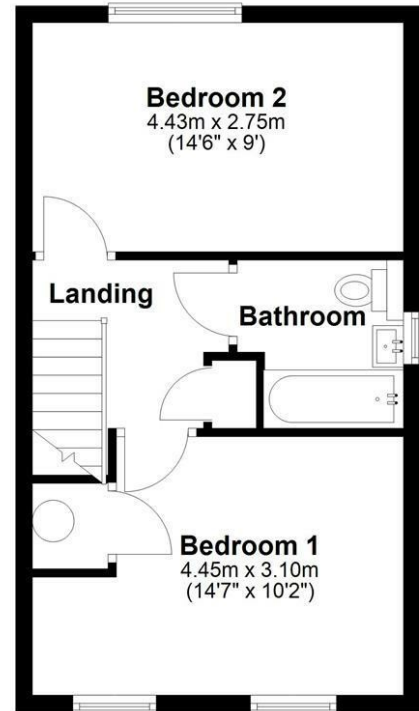
Ground Floor

Approx. 35.9 sq. metres (386.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 71.8 sq. metres (772.4 sq. feet)

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

Plan produced using PlanUp.

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