



8 Hill View, Rushden, Herts, SG9 0SJ

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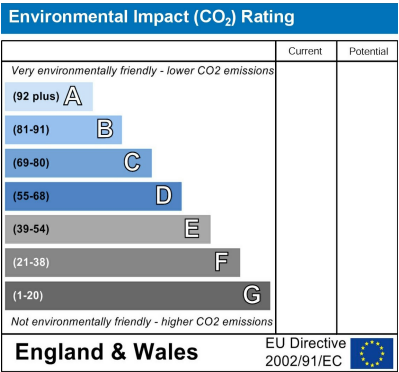
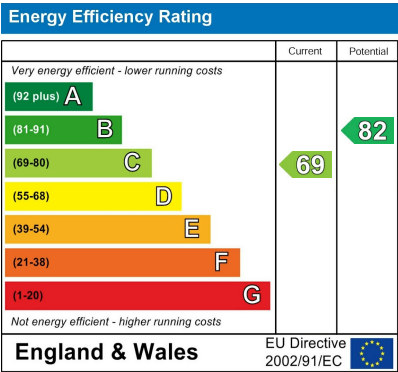


# 8 Hill View, Rushden, Herts, SG9 0SJ

Price £675,000

Set in a peaceful, picturesque rural location of Rushden, is this beautiful semi-detached house spanning an impressive 1,313 square feet. The property boasts three spacious double bedrooms, complemented by a versatile study. The ground floor features two inviting reception rooms, ideal for both relaxation and entertaining. A wood-burning stove adds a touch of warmth and charm, creating a cosy atmosphere during the colder months. The property is equipped with a well-appointed bathroom and a separate shower room, ensuring convenience for family living. Set on a generous plot, the house benefits from ample parking, The expansive rear garden, measuring approximately 90 by 50 feet, provides a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

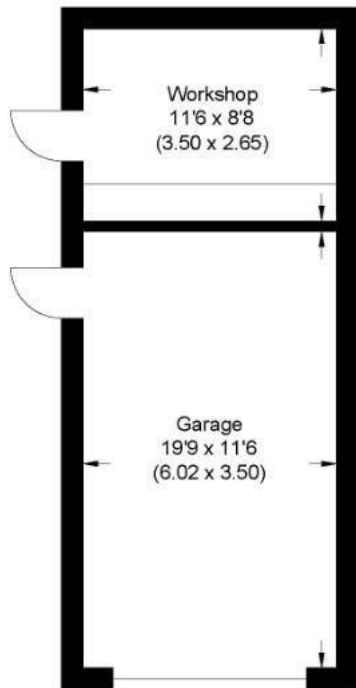
- Rural semi-detached home
  - Sitting room with log burning stove
  - Seperate utility room
  - Three double bedrooms plus further study room
  - Parking for four vehicles
- Approximate 90ft x 50ft garden
  - Large kitchen diner
  - Downstairs shower room plus large first floor bathroom
  - Garage and workshop
  - Fibre connected



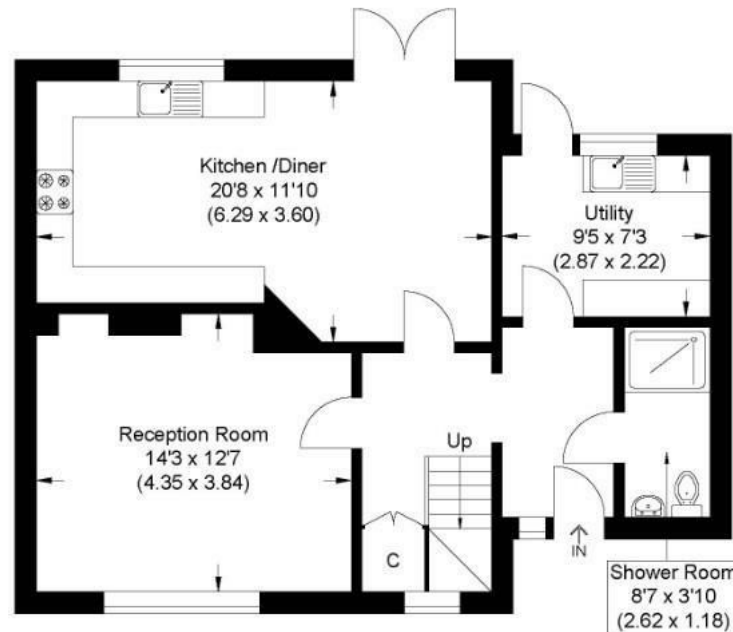
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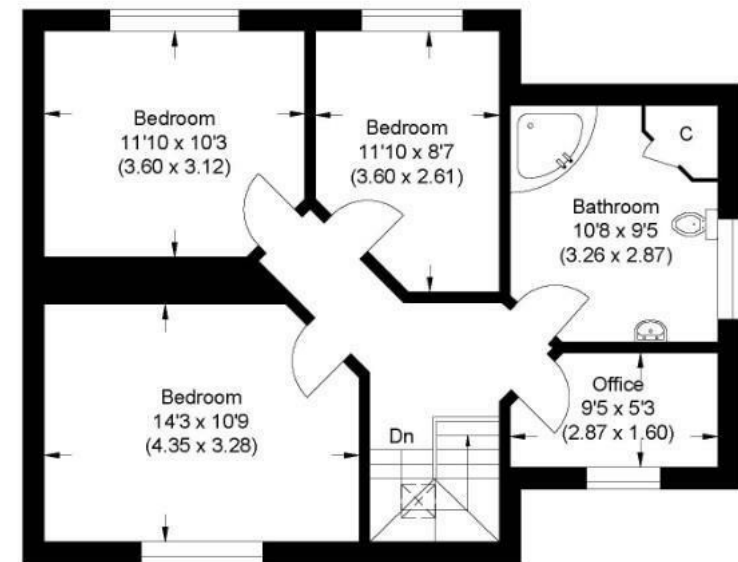
Approximate Gross Internal Area  
118.83 sq m / 1279.07 sq ft  
(Excludes Outbuilding)  
Outbuilding Area 30.87 sq m / 332.28 sq ft



Outbuilding



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**Entrance**

Porch leading to UPVC front door with glazed side panel.

**Entrance Hall**

Wood effect Karndean flooring. Two radiators. Stairs to first floor. Understairs cupboard. Doors to:

**Sitting Room**

Wood effect Karndean flooring. Large window to front aspect. Radiator. Wood burning stove.

**Kitchen Diner**

Comprising of wall and base level units with wood effect countertop over. Stainless steel sink and drainer. Integrated microwave, dishwasher and bin store. Space for fridge / freezer and electric cooker. Extractor over cooker space. Wood effect Karndean flooring. Inset ceiling lights. Window to garden aspect. French doors to dining area leading out to the garden.

**Shower Room**

Double length walk-in shower. Vanity wash hand basin. Low level flush w/c. Heated towel rail. Wall mirror. Fully tiled. Inset ceiling lights. Extractor fan. Under floor heating. Obscure window to side aspect.

**Utility Room**

Wall and base level units with countertop over. Stainless steel sink and drainer. Space for washing machine and a tumble dryer. Houses oil boiler. Extractor fan. Window to rear aspect. Door leading to garden. Houses consumer board.

**First Floor**

Turning stairs to first floor. Window to front aspect.

**Landing**

Light tunnel. Loft access. (Boarded and with power - no ladder)

**Bedroom One**

Wall to wall fitted wardrobes. Radiator. Window to front aspect.

**Bedroom Two**

Wall to wall fitted wardrobes. Radiator. Window to rear aspect. Access to loft. (Partially boarded, with power and ladder)

**Bedroom Three**

Window to rear aspect. Radiator.

**Study**

Wood effect flooring. Window to front aspect. Radiator.

**Bathroom**

Comprising of a corner bath and extensive vanity units with inset wash hand basin and fitted low level flush w/c. Wall mirror. Extractor fan. Inset ceiling lights. Airing cupboard housing hot water cylinder. Chrome ladder style radiator. Obscure window to side aspect. Tile effect Karndean flooring.

**Outside****Front Garden**

Mostly laid to lawn.

**Driveway**

Driveway holds up to four vehicles and leads to the detached garage.

**Garage & Workshop**

Connected with power and water. Electric door to the garage.

**Garden**

Patio area to the house. Rises up to the lawn area. Timber shed with power plus two further timber sheds. Greenhouse. Oil tank situated behind the garage along with the rain water harvesting tank which holds 1000 litres which is used to water the garden. Outside tap and power sockets.

**Agents Note**

Oil central heating.

















