



# Ninesprings Way

Hitchin,  
Hertfordshire, SG4 9NU  
Guide Price £450,000

country  
properties

A charming semi detached bungalow offering two bedrooms and available with no onward chain.

The property offers a living room with double doors to the rear garden, a bright and airy extended kitchen/utility/dining space with patio doors to the rear patio, two spacious bedrooms and shower room including WC, wash hand basin and walk in shower.

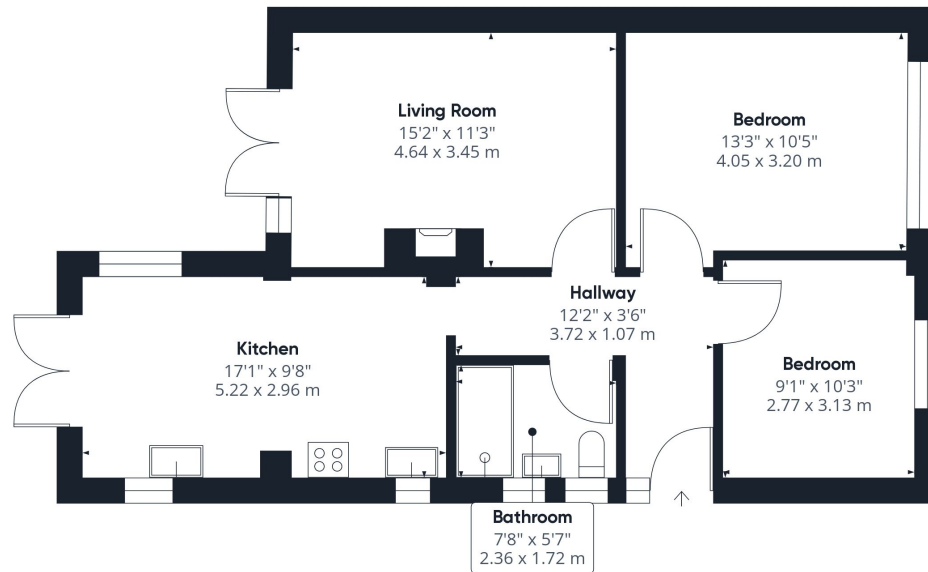
To the outside is a rear garden mainly laid to lawn with patio space. To the side is a separate outbuilding and gates opening to the driveway. There is driveway parking for several vehicles and front garden space.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

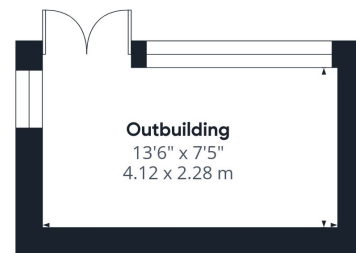
- Extended bungalow
- Two bedroom semi detached
- No onward chain
- Front and rear gardens
- 1.2 miles, 25 mins walk to Hitchin town centre (as per Google Maps)
- 1.2 miles, 23 min walk to Hitchin train station (as per Google Maps)







Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

781.89 ft<sup>2</sup>  
72.64 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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