



# Hawthorn Close

Hitchin,  
Hertfordshire, SG5 2BP  
Guide Price £900,000

country  
properties



Positioned within one of Hitchin's most desirable locations close by the Town Centre, this extended and detached bungalow is presented in good order throughout and offers versatile accommodation

This sought after 2/3 bedroom property benefits from a modern open plan kitchen/diner to rear with underfloor heating and dual sliding patio doors onto the garden, a separate living room with sliding doors onto the rear, primary bedroom with ensuite shower room, further double bedroom and family shower room. There is an additional sitting room/office space leading onto the garage space and an extra reception room/bedroom with vaulted ceiling and access onto the garden. The spacious entrance hall provides access to most rooms and has access to storage cupboard and loft space.

To the rear is a beautifully manicured South facing private garden with summer house, shed and raised patio space. The front garden is laid to lawn with raised border and driveway.

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 detached bungalow
- Versatile accommodation
- South facing private enclosed rear garden
- Garage and driveway
- Desirable location close by Hitchin Town Centre
- Open plan kitchen/diner to rear
- Well presented throughout
- 0.4 mile, 10 mins walk to the town centre (as per Google Maps)
- 1.4 mile, 31 min walk to Hitchin train station (as per Google maps)













Approximate Gross Internal Area = 136.8 sq m / 1,472 sq ft  
(Including Garage)  
Summer House = 5.4 sq m / 58 sq ft  
Total = 142.2 sq m / 1,530 sq ft

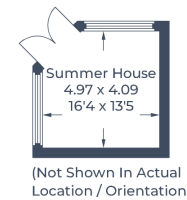
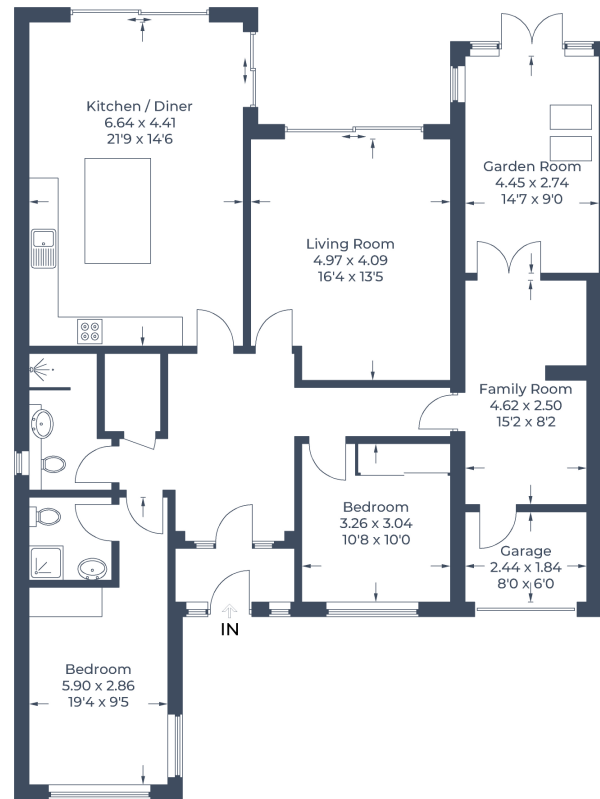


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	66	77
	EU Directive 2002/91/EC	

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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

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