



Oughton Head Way

Hitchin,
Hertfordshire, SG5 2LE
Guide Price £410,000

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An idyllic setting for this well presented two bedroom Victorian cottage that is situated on the ever popular West side of Hitchin, overlooking Oughton Head Green. The property is ideally located for access to the town centre, main line railway station and Oughton Head Common.

The ground floor accommodation includes living room with fireplace and bay window leading through to a bright and spacious modern fitted kitchen/dining room. To the first floor are two bedrooms and bathroom including WC, wash hand basin and bath with shower attachment. Outside is a brick built outbuilding being used as an office space which leads through to a private and enclosed garden. To the front is a lawned area and pathway leading to the front door.

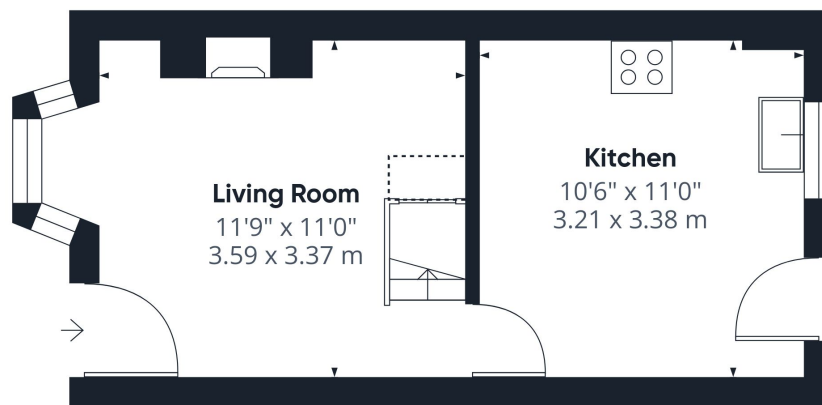
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Victorian Cottage
- Two bedrooms
- Brick built outbuilding used as an office
- Enclosed rear garden
- Popular location within Hitchin
- 0.4 miles, 9 min walk to Hitchin town centre (as per Google maps)
- 1.2 miles, 28 mins walk to Hitchin train station (as per Google maps)

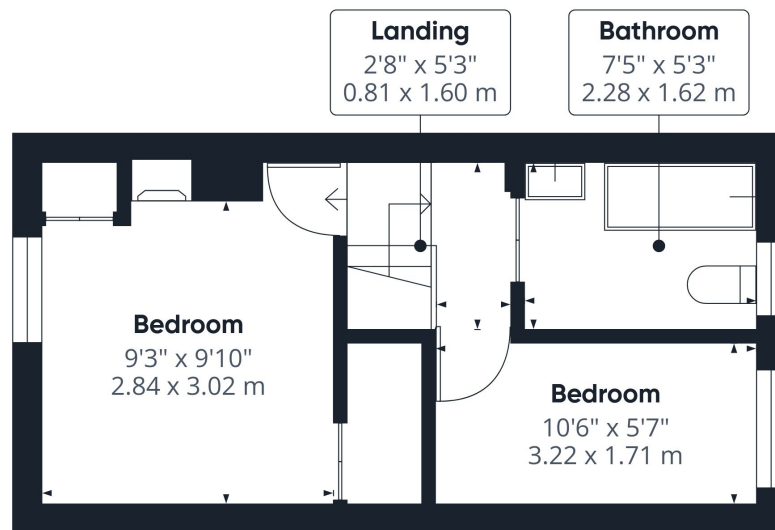








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

478 ft²

44.4 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

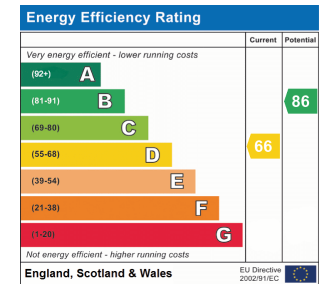
Reduced headroom

..... Below 5 ft/1.5 m

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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