



Trevor Road

Hitchin,
Hertfordshire, SG4 9TA
Guide Price £475,000

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Nestled in the heart of a sought-after cul de sac, this delightful two-bedroom character cottage offers the perfect blend of period charm and modern comfort. The property is set just a short walk from Hitchin town centre and the mainline station.

To the ground floor is an open plan living/dining room featuring fireplace with log burner, modern fitted kitchen, utility space and modern fitted bathroom suite with W.C, wash hand basin and bath with shower attachment. Upstairs, the property offers two well-proportioned bedrooms, each with charming period features and ample storage.

Outside, the generous and South facing rear garden is mainly laid to lawn with a patio area. There is an external office space with fitted electric.

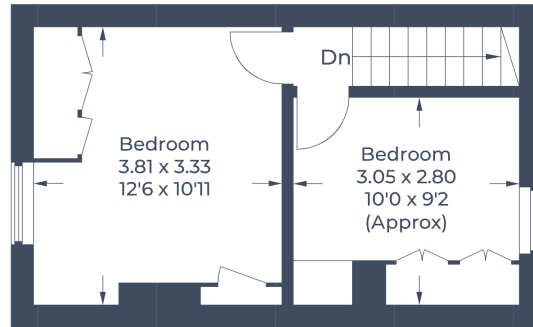
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Desirable cul de sac location
- Two bedroom character cottage
- Modern fitted kitchen and bathroom
- South facing rear garden
- 0.3 miles, 7 min walk to Hitchin train station (as per Google Maps)
- 0.4 miles, 10 min walk to Hitchin town centre (as per Google maps)

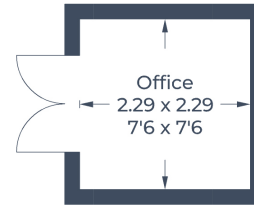




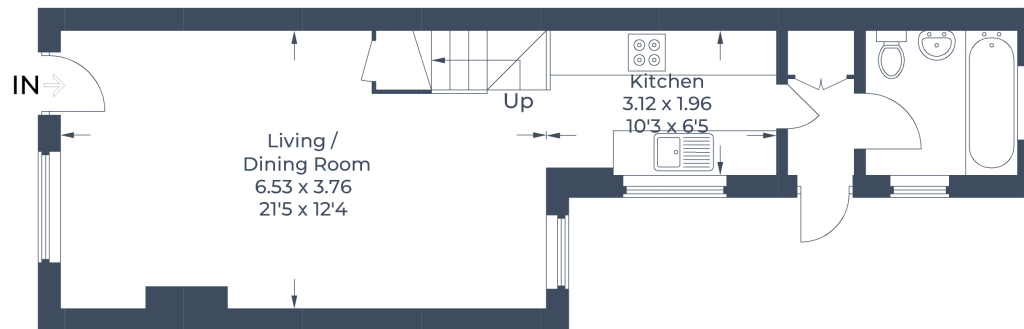
Approximate Gross Internal Area
 Ground Floor = 37.2 sq m / 400 sq ft
 First Floor = 24.6 sq m / 265 sq ft
 Office = 5.3 sq m / 57 sq ft
 Total = 67.1 sq m / 722 sq ft



First Floor



(Not Shown In Actual
Location / Orientation)



Ground Floor

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		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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

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