



# Bethell Court

Hitchin,  
Hertfordshire, SG4 9FN  
Guide Price £775,000

country  
properties

This wonderful three-bedroom semi-detached property is one of just three properties built in this quiet private court in 2021. The property stands on a lovely plot of 0.07 of an acre offering front and rear gardens and off road parking.

The accommodation commences on the ground floor with a welcoming entrance hallway which leads through to the main living areas. There is a W.C and utility room on the left and a separate reception room currently used as a study to the right. This flows nicely through to the main open plan living space. There is a beautiful, fitted kitchen with appliances and island. The lounge and dining area feed nicely through to the rear of the property and there are bi-fold doors that open out to the rear garden. On the first floor there are three bedrooms. The principal bedroom comes with a three-piece en-suite. This floor is completed with the three-piece family bathroom suite. Outside to the front of the property is a private block paved driveway providing off road parking and an EV charger. The rear garden is fully enclosed and mainly laid to lawn. There is a good size patio area and side access to the front of the property.

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. The property is located in the sought after SG4 9 postcode area with close proximity to both highly regarded girls and boys schools along with Whitehill School and Highbury Infants, There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

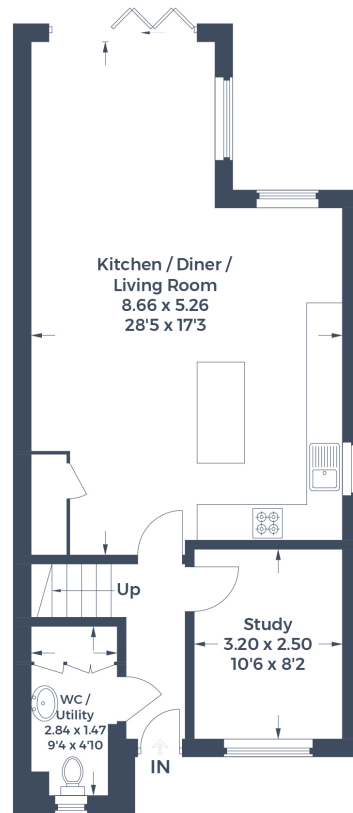
- Three bedroom semi-detached family home
- Private courtyard development of just three houses
- Ideal SG4 9 postcode location
- Custom shutters added throughout
- Open plan living space with additional study/tv room
- Ensuite to principal bedroom
- Private off-road parking with EV charging point
- 0.5 mile, 13 mins walk to the Town Centre (as per Google Maps)
- 0.8 mile, 19 mins walk to Hitchin mainline railway station (as per Google Maps)



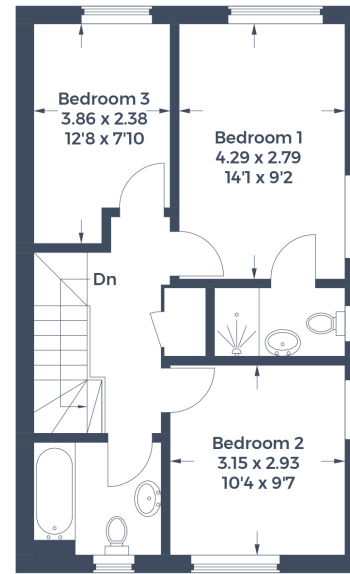




Approximate Gross Internal Area  
 Ground Floor = 57.5 sq m / 619 sq ft  
 First Floor = 47.0 sq m / 506 sq ft  
 Total = 104.5 sq m / 1,125 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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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