



Holwell Road

Holwell, Hitchin,
Hertfordshire, SG5 3SL
Guide Price £425,000

country
properties

A well-presented three bedroom family home located in the highly sought village of Holwell. The property is situated overlooking rolling countryside and is situated between both Hitchin and the village of Pirton.

This home offers wonderfully light and well balanced accommodation throughout arranged over two floors. The accommodation commences with a welcoming entrance hall, which leads to the main living areas of the house. Off of the hallway is four piece bathroom suite. The ground floor features a bright living room with a feature fire place and arch way through to the dining room which in turn offers double doors out to the rear garden. The hub of the house is the wonderful kitchen breakfast room, this offers plenty of space for dining table and again offers access out to the rear garden. Upstairs, offers a landing leading to a light and airy principal bedroom with dual aspect windows giving plenty of light. There are two further bedrooms. The property resides on a generous plot of 0.10 of an acre with a generous garden bordered by mature trees. To the front is a large lawn garden area with off road parking and pathway leading to the front door.

Holwell is situated just under three miles from Hitchin Town Centre with it's extensive shopping, schooling, leisure facilities, as well as numerous restaurants and a mainline railway station serving Kings Cross and St Pancras in London. London commuters are well served with access to the A1 (M) and Hitchin station about 4 miles away with services to Kings Cross and St Pancras in about 25 minutes and the University city of Cambridge in about 35 minutes.

- Three bedroom family home in sought after village location
- Living room with additional dinning room to the rear
- Generous kitchen/breakfast room
- Wonderful enclosed garden with patio area
- Off road parking and countryside views
- 3.1 miles, 7 mins Drive to Hitchin (as per Google Maps)









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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