



Girons Close

Hitchin,
Hertfordshire, SG4 9PG
Guide Price £550,000

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Located in one of the most highly regarded residential and sought after cul-de-sacs in South Hitchin is this wonderful three bedroom family home. The property has been lovingly well looked after by the current owners.

The accommodation commences on the ground floor with an entrance hall which leads through to the main reception area and has stairs rising to the first floor. The open living room is a lovely space with plenty of light coming through. There are doors to under stairs storage and to both the kitchen/ breakfast room and utility. The kitchen offers a wonderful contemporary feel with fitted units and built-in appliances. It spans the width of the property and provides both views and access out to the rear garden. The exceptionally useful utility room also offers a downstairs cloakroom. Upstairs there are three generous bedrooms and a wonderful three piece family bathroom suite.

Further accommodation comes in the form of the converted garage. The front has been left as storage and the rear section has been converted to a lovely home office with double doors leading to rear garden.

Outside the front of the property is a lovely lawn garden with a pathway leading to the front door. The rear garden is has been transformed with a lovely patio area leading to a lovely lawn which is enclosed by timber fencing. There is a driveway in front of the converted garage which provides the off road parking.

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

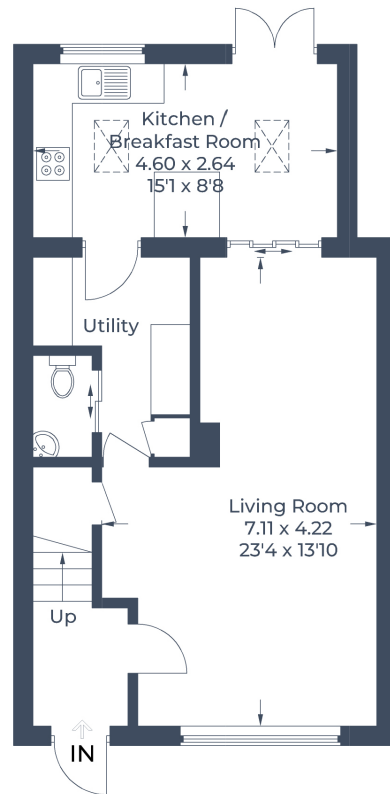
- Highly sought after cul-de-sac location in the SG4 9 postcode area
- Generous living room and kitchen/breakfast room
- Three good-sized bedrooms
- Garage currently converted to part storage and part home office with doors on to the garden
- Driveway providing off road parking
- 0.7 mile, 17 mins walk to Hitchin Train Station (as per Google Maps)
- 0.9 mile, 22 mins walk to Hitchin Town Centre (as per Google Maps)



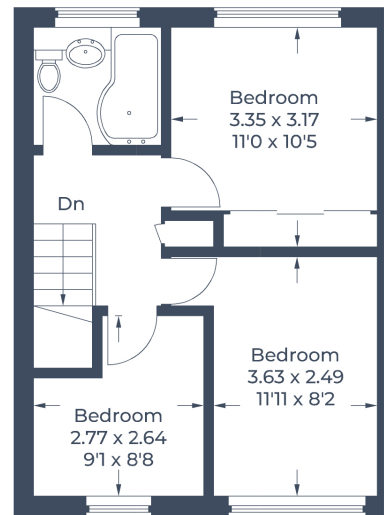




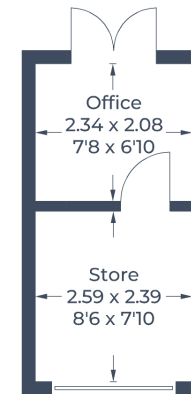
Approximate Gross Internal Area
 Ground Floor = 51.6 sq m / 555 sq ft
 First Floor = 37.5 sq m / 404 sq ft
 Office / Store = 11.6 sq m / 125 sq ft
 Total = 100.7 sq m / 1,084 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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		
	74	85

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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