



Conquest Close

Hitchin,
Hertfordshire, SG4 9DP
Guide Price £495,000

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This is a wonderful example of a well presented 1930's period property that is situated in a cul-de-sac location in the highly sought after SG4 9 postcode area. Conquest Close is positioned on the popular southern side of Hitchin and is in easy reach to the historical market town, superb schooling and offers easy reach to the A1M. The property has been really well looked after by the current vendors and offers a wonderful feel and is an extremely well balanced family home. The accommodation features an entrance hall with stairs rising to the first floor accommodation, a separate snug living room with feature fireplace and bay window. The kitchen has been opened up to kitchen/diner that spans across the rear of the property with access to the rear garden. On the first floor there are three bedrooms and a three piece fitted family bathroom suite. The loft area is partly boarded.

Outside the front garden is enclosed by hedgerow with a block pathway leading to the front door. There is side access to the rear garden via a lockable gated entrance. The rear garden is lawned with a patio area and pathway leading to the double garage which has power, lighting and plumbing. The garden is enclosed by timber fencing. The garage at the rear is accessed by a service road by the entrance off of Stevenage Road and provides off road parking. To appreciate the property in full viewings are highly recommended.

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.

- A well presented three bedroom end of terrace family home
- Separate living room and open kitchen/diner
- Rear garden with patio, lawn and access to a double garage
- Highly sought after SG4 9 postcode area
- 1.4 mile, 29 mins walk to Hitchin train station (as per Google Maps)
- 0.8 mile, 17 mins walk to Hitchin Town Centre (as per Google Maps)



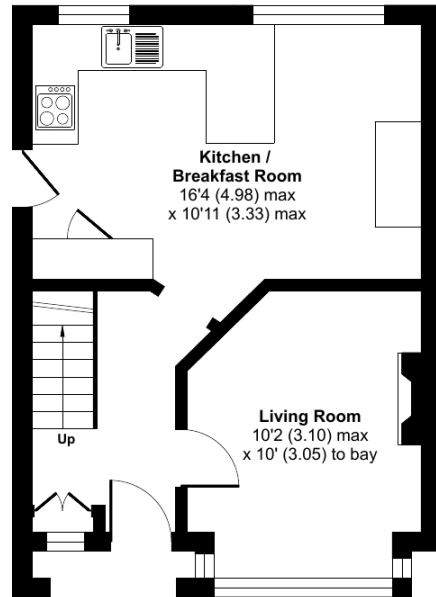




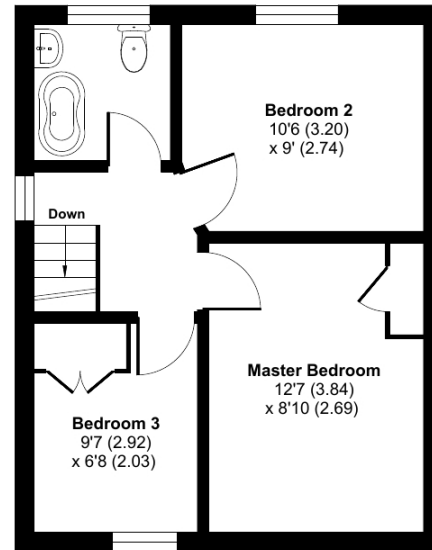
Approximate Area = 763 sq ft / 70.8 sq m
 Garage = 270 sq ft / 25 sq m
 Total = 1033 sq ft / 95.8 sq m

For identification only - Not to scale

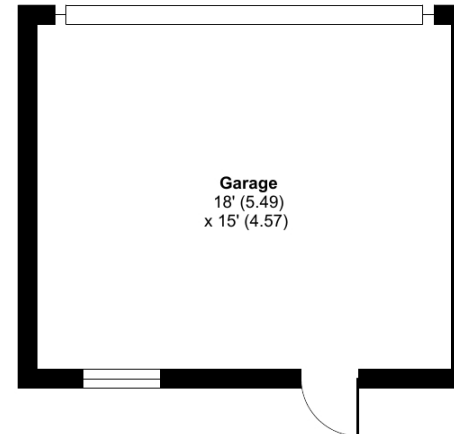
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	82
England, Scotland & Wales			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1036530



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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