



Langbridge Close

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

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properties

A rarely available extended three bedroom detached bungalow on a generous corner plot available with no onward chain.

The properties accommodation comprises entrance hall, kitchen/breakfast room, primary bedroom with double doors onto the garden, another two double bedrooms, shower room including WC, wash hand basin and shower, separate WC and open plan living/dining room with views onto the South facing wrap around garden. The large loft space offers potential for further extension (STPP).

To the outside is a large, mature, private South facing rear garden, wrapping around the bungalow. To the front is a detached single garage and driveway parking for several vehicles.

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.

- Detached bungalow
- Three bedrooms
- South facing wrap around rear garden
- Garage and driveway
- Great potential to extend STPP
- 1.4 miles, 32 mins walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 22 mins walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area = 97.3 sq m / 1,047 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 109.3 sq m / 1,176 sq ft

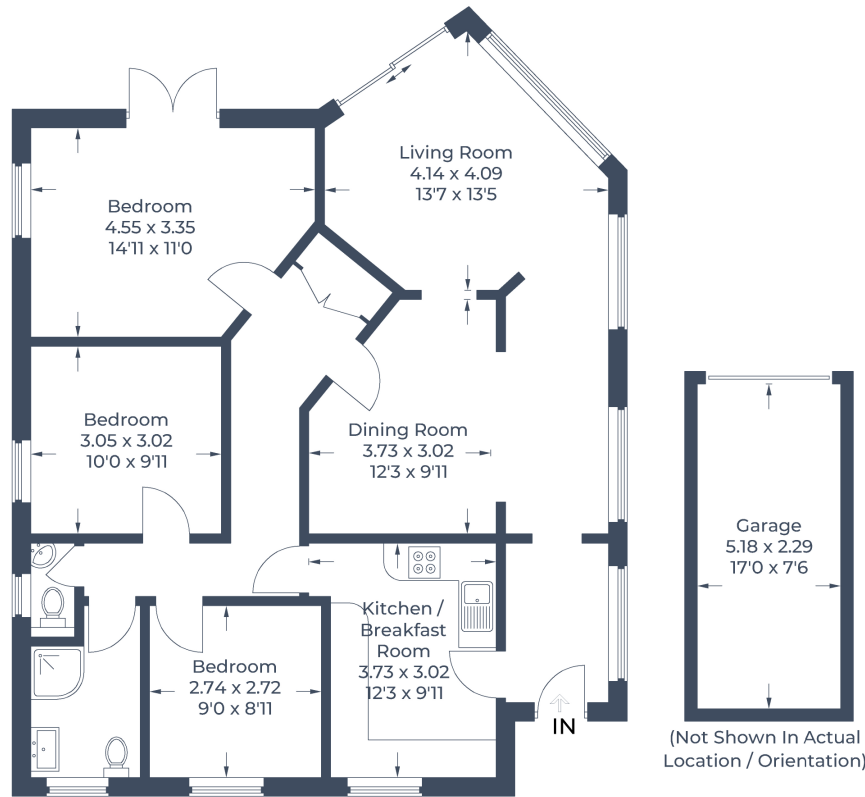


Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(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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