



Hardy Close

Hitchin,
Hertfordshire, SG4 0DL
Guide Price £425,000

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properties

A delightful three-bedroom family home located in a residential and highly sought-after road in Hitchin.

This wonderful family home is presented in fantastic order throughout. The accommodation comprises of a generous hallway, cloakroom, living room and kitchen/diner on the ground floor. On the first floor there are three bedrooms, main bedroom with ensuite and a family bathroom. The property also benefits from fitted wardrobes, ample storage throughout including large storage in the porch. Outside is a wonderfully private and enclosed rear garden. To the rear of the property is a garage and a parking space.

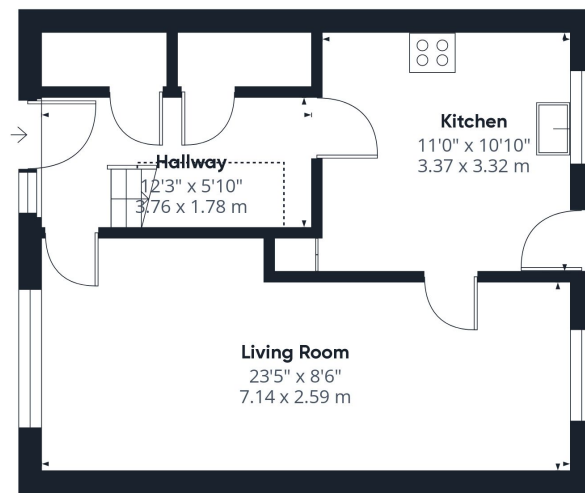
Hardy Close forms part of a highly popular residential development in Hitchin affording easy access to the town centre and station as well as offering an excellent choice of schooling for all ages.

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.

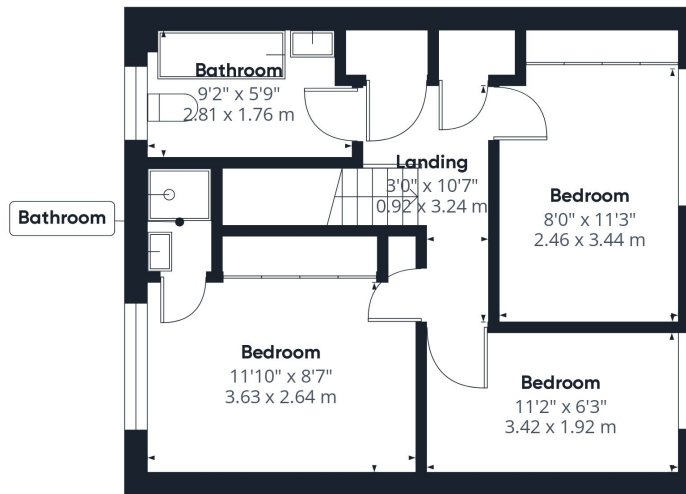
- Three bedroom family home
- Generous accommodation including kitchen/diner and separate living room
- Property benefits from water softener
- Private rear garden, parking and garage to the rear
- 0.8 mile, 15 min walk to Hitchin train station (as per Google Maps)
- 1.3 mile, 26 min walk to Hitchin town centre (as per Google Maps)







Floor 0



Floor 1

Approximate total area⁽¹⁾

859.49 ft²

79.85 m²

Reduced headroom

17.19 ft²

1.6 m²

(1) Excluding balconies and terraces

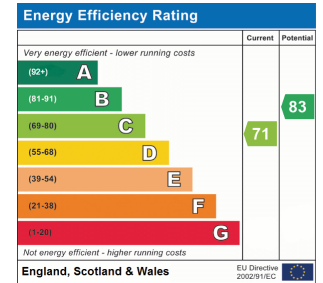
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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