



Trevor Road

Hitchin,
Hertfordshire, SG4 9TA
Guide Price £500,000

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Tucked away in a peaceful cul de sac, this delightful two bedroom semi detached home offers a wonderful blend of character, comfort, and convenience. Thoughtfully maintained throughout, it provides inviting living spaces and a wonderful garden.

The ground floor features a welcoming living room, complete with a charming feature fireplace and an attractive bay window that fills the space with natural light. A separate dining room provides a dedicated space for dining, while the modern fitted kitchen offers ample storage and generous worktop space, with direct access to the rear garden.

Upstairs, the property boasts two well proportioned double bedrooms, each benefiting from fitted wardrobes. A contemporary bathroom suite completes the first floor accommodation, offering a stylish and comfortable space.

Outside, the rear garden is well presented, offering a pleasant setting to enjoy time outdoors. A small, well kept front garden adds to the home's kerb appeal.

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.

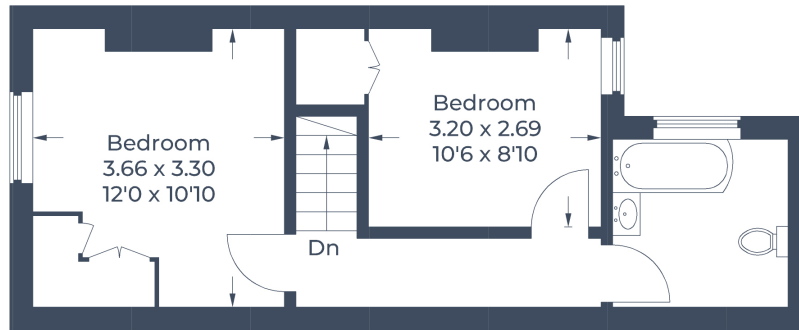
- Semi-detached character home
- Two double bedrooms
- Modern fitted kitchen and bathroom
- Front and rear gardens
- Cul de sac location
- 0.3 miles, 4 min walk to Hitchin train station (as per Google Maps)
- 0.5 miles, 9 min walk to Hitchin town centre (as per Google Maps)



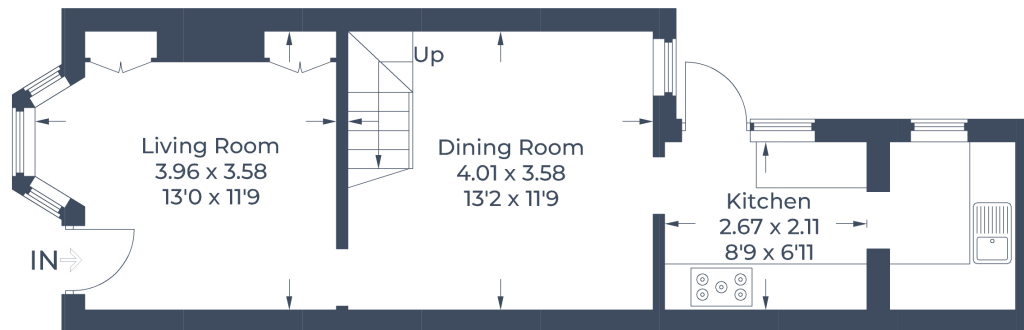




Approximate Gross Internal Area
 Ground Floor = 38.7 sq m / 416 sq ft
 First Floor = 32.6 sq m / 351 sq ft
 Total = 71.3 sq m / 767 sq ft



First Floor



Ground Floor

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		79
(55-68)	D	60	
(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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