



# Bearton Road

Hitchin,  
Hertfordshire, SG5 1UA  
Guide Price £550,000

country  
properties

Situated within a central popular residential setting lying between both Hitchin Town Centre and main line train station is this wonderful three bedroom period property which is wonderfully presented throughout.

The ground floor accommodation comprises living room with bay window, dining room which seamlessly leads through to an open plan kitchen area with a door leading out to the rear, featuring a modern fitted kitchen/breakfast room with breakfast bar and island. To the rear of the floor is the four piece bathroom suite. To the first floor are three spacious bedrooms with the principal bedroom benefitting from double windows allowing the light to flow through. This floor is completed with a generous landing and storage cupboard.

To the outside is a lovely enclosed rear garden mainly laid to lawn with two patio spaces, stone pathway leading to the rear patio and shed. The front offers a raised front garden with steps leading up to the front door.

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.

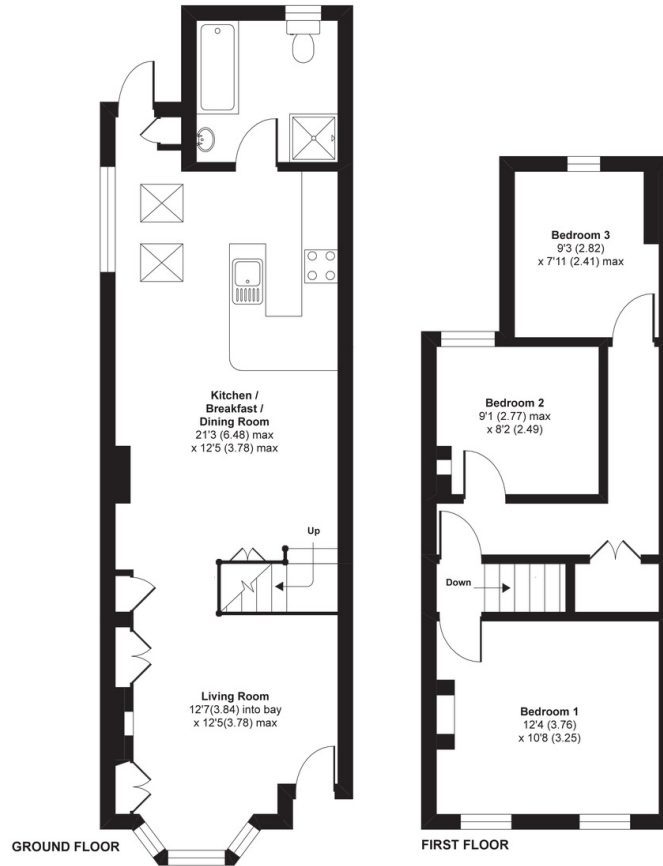
- A three bedroom Victorian end of terrace house
- Beautifully presented throughout
- Popular residential location
- Blend of character and contemporary living
- 0.4 miles, 7 min walk to Hitchin town centre (as per Google Maps)
- 0.8 miles, 15 min walk to Hitchin train station (as per Google Maps)







APPROX. GROSS INTERNAL FLOOR AREA 912 SQ FT 84.7 SQ METRES



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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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