



Tilehouse Street

Hitchin,
Hertfordshire, SG5 2DU
Guide Price £825,000

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A delightful four bedroom Grade II listed townhouse located on Hitchin's iconic Tilehouse street, in the very heart of the town centre.

Arranged over 4 floors this handsome family home offers well balanced and versatile accommodation with the added benefit of a one bedroom annex. The entrance hall features a wonderful, exposed brick wall with characterful beams leading to a welcoming living room and separate fitted kitchen. The utility is located in the basement and benefits from a range of fitted wall and base units and space and plumbing for a washing machine. The four bedrooms are arranged over the first and second floors with the top floor enjoying a stylish 'Jack and Jill' en-suite between the two bedrooms. There is also a family bathroom located on the first floor.

Outside is a private and enclosed low maintenance courtyard garden with a covered walk way to the annex. Ideal for relatives or older children, the annex offers useful extra space and includes a reception room with galleried bedroom above and a separate wet room.

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.

- Grade II listed home
- Four bedrooms
- Three bathrooms
- One bedroom annex
- Courtyard garden
- 1 mile, 23 mins walk to Hitchin railway station (as per Google maps)







Approximate Gross Internal Area
 Basement = 18.1 sq m / 195 sq ft
 Ground Floor = 65.0 sq m / 700 sq ft
 First Floor = 51.6 sq m / 555 sq ft
 Second Floor = 40.0 sq m / 430 sq ft
 Total = 174.7 sq m / 1,880 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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