



# Matthew Gate

Hitchin,  
Hertfordshire, SG4 9EQ  
Guide Price £665,000

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properties



A stunning three bedroom detached family home located in a highly sought after quiet cul-de-sac in south Hitchin which features the highly sought after SG4 9 postcode. The property is situated within a short walking distance of popular local schools, Hitchin's historic town centre and only a few minutes stroll from open countryside.

This home offers wonderfully light, stylish and well balanced accommodation throughout arranged over two floors. The accommodation commences with the large entrance hall with storage cupboard. From here there is a large open living room which leads through to the kitchen/breakfast room. At the front of the property is a further reception room, ideal for a snug, office, playroom or fourth bedroom, with built in storage cupboard housing a Worcester boiler.

The newly renovated and extended kitchen is beautifully designed and offers everything needed for a modern kitchen and living area with double doors leading out to the rear garden. Off of the kitchen is an additional utility room which leads through to the downstairs shower room.

Upstairs, offers a generous landing leading to a light and airy principal bedroom. There are two further bedrooms and a family bathroom which has been updated with a bath an walk in rainfall shower. Access to full boarded, full height loft space.

The property resides on a generous plot, not overlooked, with a lovely South facing rear garden which offers a patio and lawn area bordered with mature flowers and shrubs and an apple tree. The garden also houses a garden office with power, light and internet, storage shed and covered BBQ area. To the front of the property is a block paved driveway with space for two cars and an electrical charging port and ample on street parking.

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.

- An immaculately presented three/four bedroom detached family home
- Highly sought after cul-de-sac location in the SG4 9 postcode area
- Wonderful open plan living, kitchen/dining and family area
- Bathroom and downstairs shower room
- 1.4 miles, 31 mins walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 20 mins walk to Hitchin town centre (as per Google Maps)



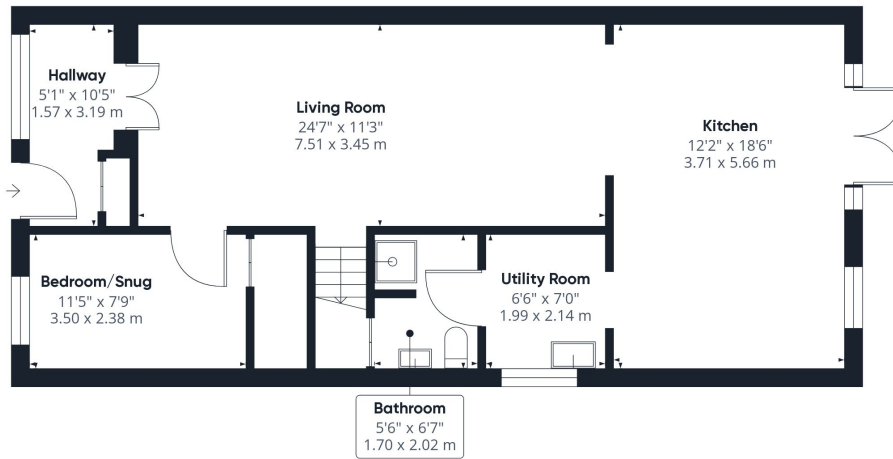




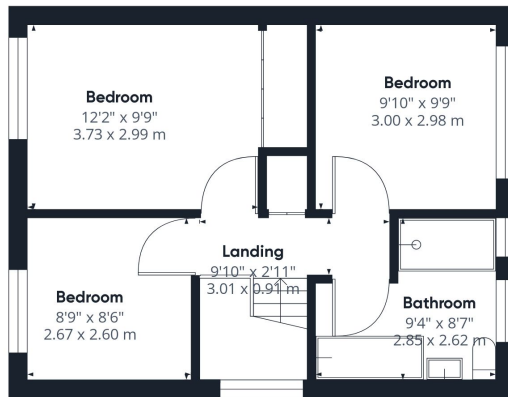




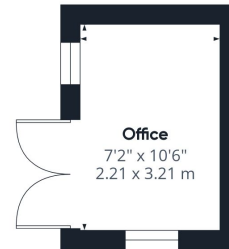




Floor 0 Building 1



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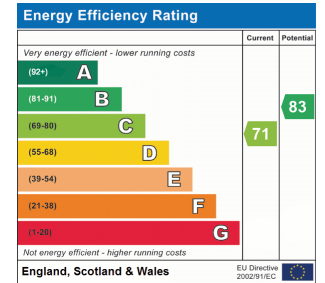
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1278.81 ft<sup>2</sup>  
118.81 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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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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