



Common Rise

Hitchin,
Hertfordshire, SG4 0HW
Guide Price £490,000

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A well presented three bedroom semi-detached family home, this property enjoys an attractive corner plot within a quiet cul de sac, just a short distance from Hitchin train station. Its position offers both convenience and a sense of privacy, making it an appealing choice for families and commuters alike.

The ground floor opens with a welcoming entrance hall leading into a spacious living room. A modern fitted kitchen/breakfast room sits at the heart of the home, offering contemporary units and ample space for dining. To the rear, a bright garden room creates a versatile additional living area with views over the garden. Completing the ground floor is a practical shower room, adding further flexibility to the layout.

Upstairs, the first floor hosts three generous bedrooms, each well proportioned and filled with natural light, offering comfortable and versatile accommodation.

Outside, the property benefits from a rear garden with lawn and patio, which wraps around the side of the house to create a larger than average outdoor space. A lean to provides covered access from the rear to the front of the property, while a detached single garage offers secure parking or useful storage.

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 family home
- Three generous bedrooms
- No onward chain
- Corner plot with wrap around garden
- Single garage and off road parking
- 0.4 miles, 10 min walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 21 min walk to Hitchin town centre (as per Google Maps)



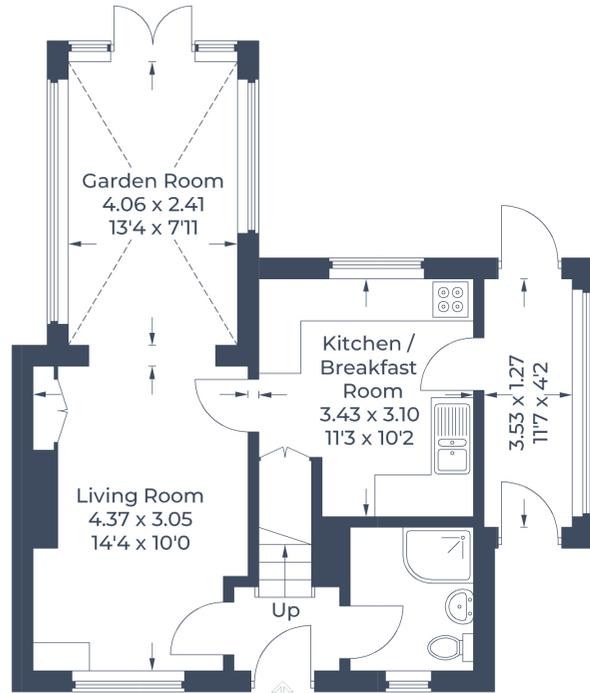




Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 31.0 sq m / 334 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 90.4 sq m / 973 sq ft

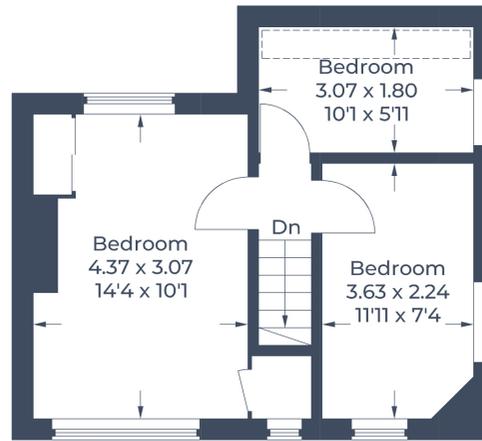


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

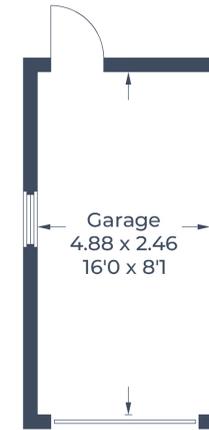


Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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