



Burford Way

Hitchin,
Hertfordshire, SG5 2XH
Guide Price £475,000

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properties

Offered for sale with no onward chain. We are delighted to present this superb four bedroom semi-detached family home. The property occupies a fantastic plot of approximately 0.08 of an acre, boasting a large rear garden. The property is located just a short walk away from the local allotments and Oughtonhead Common Nature Reserve.

This home offers wonderfully light and superbly balanced accommodation throughout, arranged over two floors. As you step through the front door, you enter an entrance hall with stairs rising to the first floor and doors through to the main living areas. Moving from the front door there is a wonderful living room with a feature fireplace which opens through to the family room and in turn offers doors through to the dining room. At the front of the property is the well equipped kitchen. To the side is a walk way through to the rear garden which offers access to the cloakroom and a particularly large utility room. On the first floor there are three bedrooms, the main bedroom with built-in furniture and a three piece suite family bathroom.

Outside there are front and rear gardens. The rear garden is fully enclosed with both patio and lawn areas. There is an abundance of mature shrubs and trees. To the front is a low maintenance garden with a pathway leading to the front door.

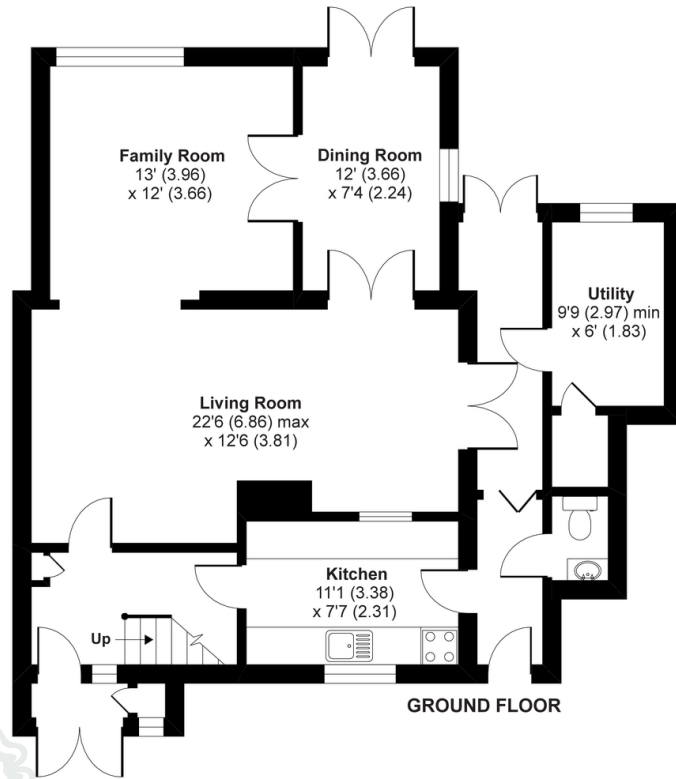
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Three bedroom semi-detached family home
- Generous living room opening through to the family room and additional dining room
- Large utility room & cloakroom
- Good size front and rear gardens
- Covered walkway through to rear garden
- 1.4 miles, 31 ins walk to Hitchin town centre (as per Google Maps)
- 1.8 miles, 39 mins walk to Hitchin Mainline railway station (as per Google Maps)
- NO ONWARD CHAIN

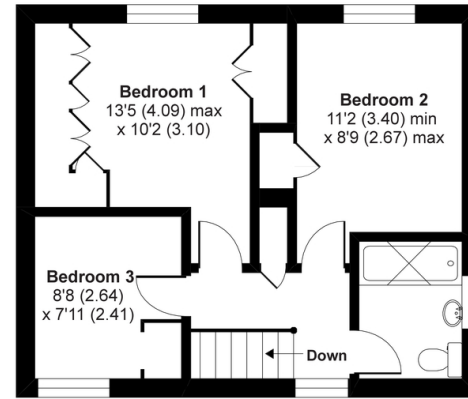




APPROX. GROSS INTERNAL FLOOR AREA 1365 SQ FT 126.8 SQ METRES



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(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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