



# Kipling Close

Hitchin,  
Hertfordshire, SG4 0DU  
Guide price £375,000

country  
properties



A beautifully presented two bedroom semi-detached bungalow with scope to extend (STPP).

Nestled at the bottom of a quiet cul-de-sac in the sought after town of Hitchin, this charming two bedroom semi-detached bungalow offers a perfect blend of comfort and potential. The property has been tastefully redecorated, creating a bright and welcoming interior ready for immediate occupation.

The accommodation comprises a spacious living room, a modern fitted kitchen, two bedrooms, and a family bathroom. The standout feature is the fantastic rear garden, which provides ample space for outdoor living and offers exciting potential for extension, subject to planning permission.

To the side, a private driveway provides off road parking and leads to a timber workshop, ideal for storage or conversion.

This is a rare opportunity to acquire a well presented bungalow with scope to add value in a prime location.

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.

- Two well proportioned bedrooms
- Recently redecorated throughout
- Spacious living room with garden views
- Modern fitted kitchen
- Generous rear garden with excellent potential to extend (subject to planning permission)
- Driveway providing ample off road parking
- Timber workshop
- 1.1 miles, 21 min walk to Hitchin train station (as per Google Maps)
- 1.4 miles, 24 mins walk to Hitchin town centre (as per Google Maps)

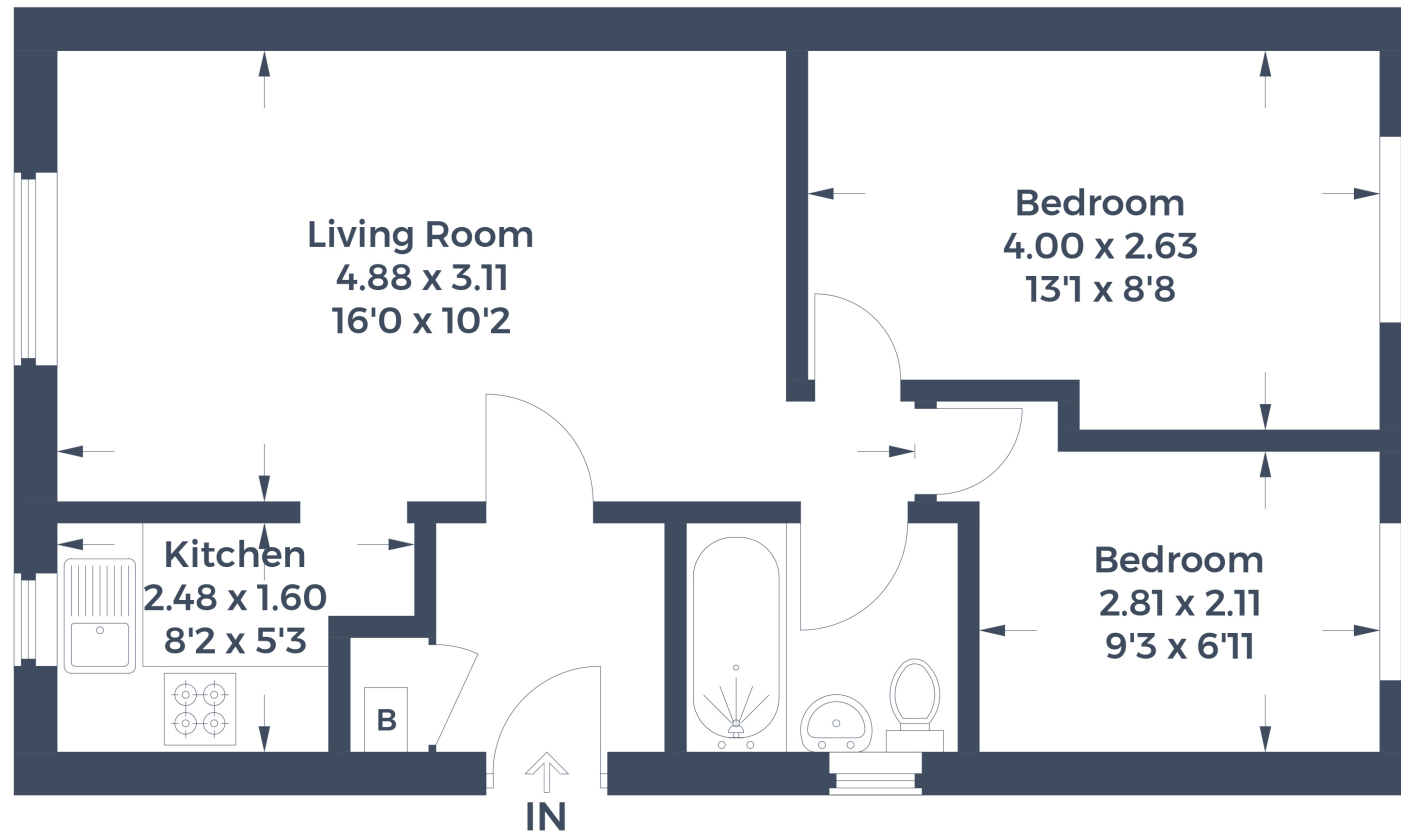








Approximate Gross Internal Area  
45.5 sq m / 490 sq ft



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	76	82
A		
(81-91)		
B		
(69-80)	76	82
C		
(55-68)		
D	76	82
(39-54)		
E		
(21-38)	76	82
F		
(1-20)	76	82
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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