



COUNTRY PROPERTIES  
FOR SALE

# Nightingale Road

Hitchin,  
Hertfordshire, SG5 1RG  
Offers in Excess of £400,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A beautiful two bedroom cottage located a short walk to Hitchin mainline station and town centre.

Presented in superb condition throughout and bursting with period features, this delightful two bedroom cottage offers well balanced and versatile accommodation spaciouly arranged over two floors. The ground floor has a charming fitted kitchen opening onto the rear garden, three separate reception rooms including living room, dining/family room and a separate office, which also has plumbing for utility appliances.

The two bedrooms are located on the first floor along with the large family bathroom.

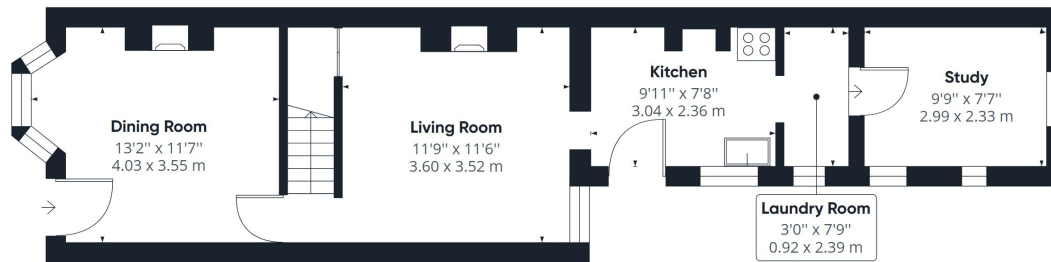
Outside is a delightful landscaped low maintenance court yard garden with patio and raised beds.

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.

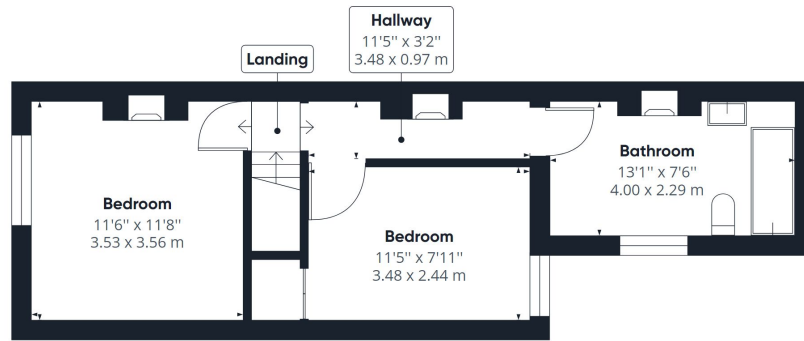
- Beautiful two bedroom cottage
- Three reception rooms
- Convenient location
- Courtyard garden to the rear
- 0.4 miles, 7 min walk to Hitchin train station (as per Google maps)
- 0.4 miles, 7 min walk to Hitchin town centre (as per Google maps)







Floor 0



Floor 1

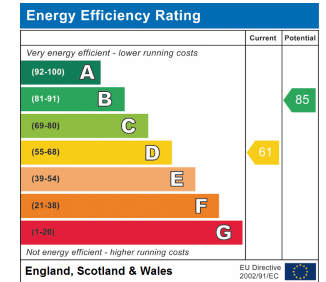
Approximate total area<sup>(1)</sup>

849.21 ft<sup>2</sup>  
78.89 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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