



# Whinbush Road

Hitchin,  
Hertfordshire, SG5 1PZ  
Guide Price £435,000

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properties

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

The property is presented in good condition throughout and offers a variety of period features. This delightful two bedroom cottage offers well balanced and versatile accommodation spaciouly arranged over two floors. The ground floor has a charming kitchen opening onto the sunroom over looking the rear garden, separate reception rooms including living room and dining room. The two bedrooms are located on the first floor along with the large family bathroom.

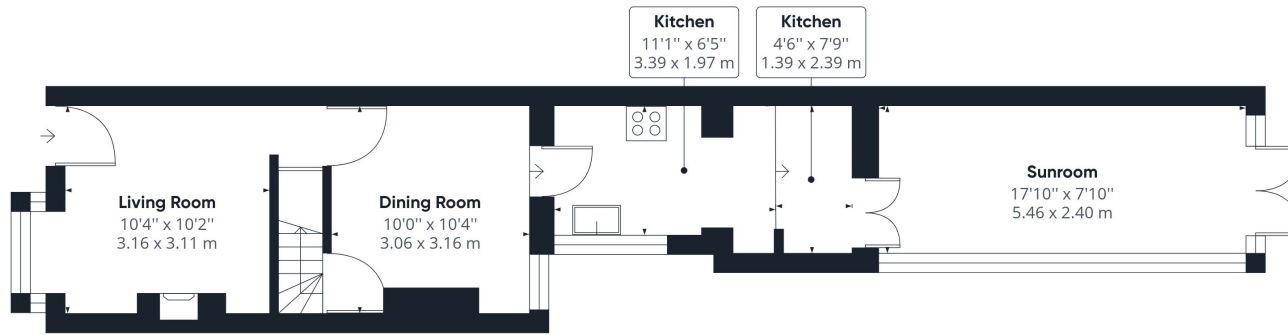
The front garden is raised up by steps and is gravelled. The rear enclosed garden is mainly laid to lawn with a paved area and hardstanding for a shed at the rear. There is access to the front of the property down the alley way.

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.

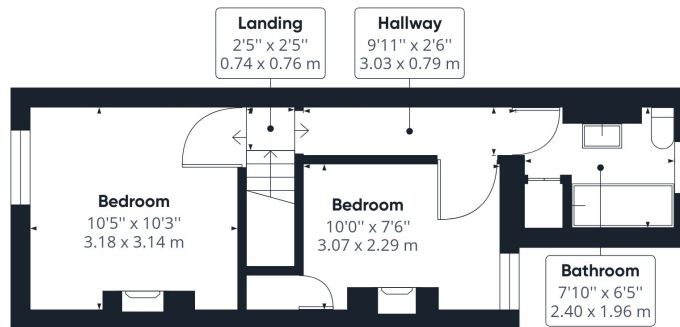
- A wonderful two bedroom mid terrace cottage
- Separate reception rooms and additional sunroom
- Two bedrooms and upstairs bathroom
- Enclosed rear garden with hardstanding for shed to the rear
- 0.5 mile, 10 min walk to Hitchin town centre (as per Google Maps)
- 0.5 mile, 11 mins walk to Hitchin mainline train station (as per Google Maps)
- NO ONWARD CHAIN







Floor 0



Floor 1

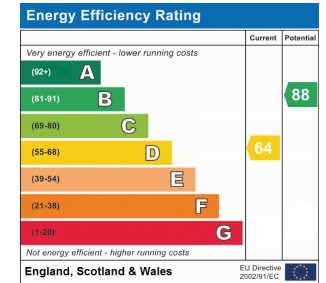
Approximate total area<sup>(1)</sup>

761.15 ft<sup>2</sup>  
70.71 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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