



# Lindsay Avenue

Hitchin,  
Hertfordshire, SG4 9JA  
Guide Price £550,000

country  
properties

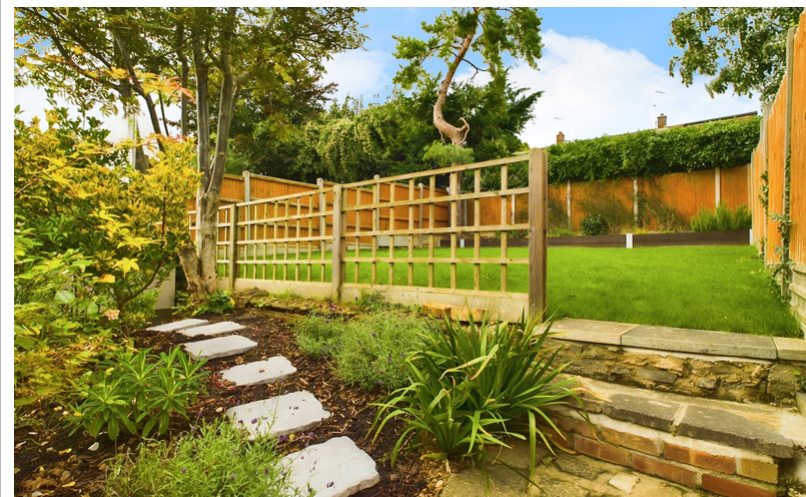
Located in a highly residential and sought after location in South Hitchin is this wonderful three bedroom semi-detached family home. The property has been lovingly looked after and modernised by the current owners.

The accommodation commences on the ground floor with an entrance hall which leads through to the main reception and living areas. The open plan living/dining room offers a wonderful family space. The lounge area offers a lovely bay window and feature fireplace. The dining area is light and offers access out to the rear garden. The kitchen offers a wonderful contemporary feel with fitted units and built-in appliances. Upstairs there are three generous bedrooms with the front two offering lovely views. The bathroom offers a two piece suite with the benefit of a separate W.C.

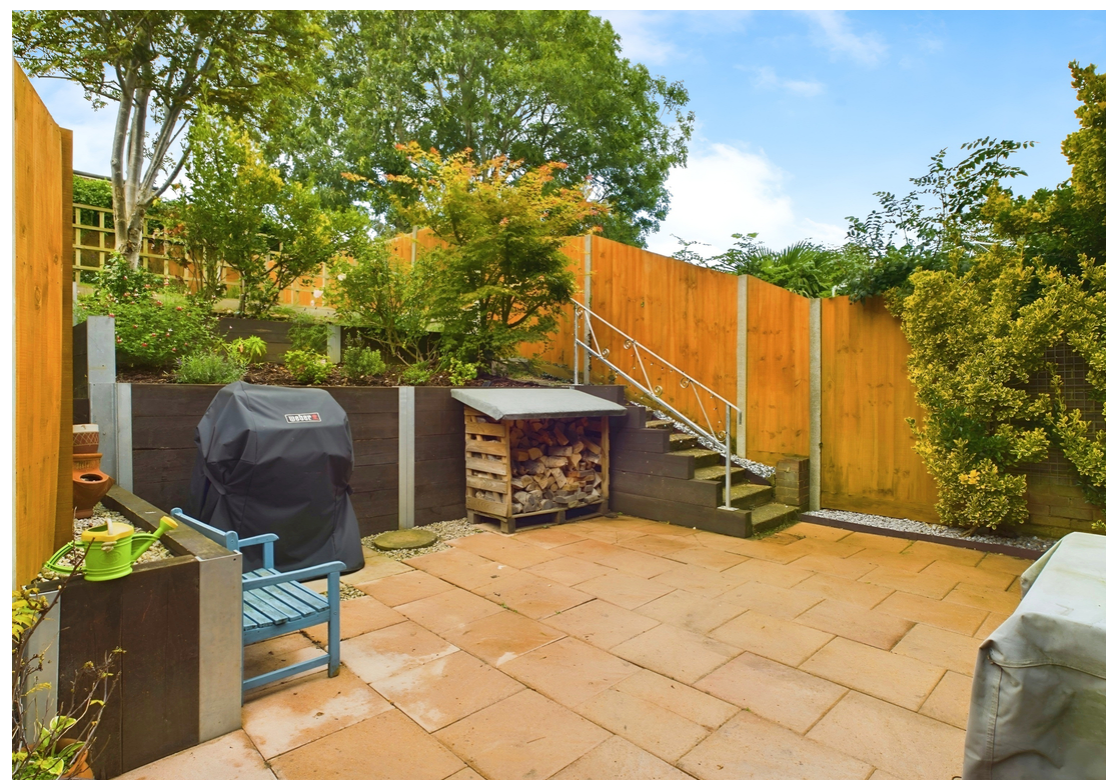
Outside the front of the property is a lovely garden with both lawn and planted areas and a pathway leading to the front door. There is a driveway leading to the garage at the side of the property. The rear garden is has been transformed with a lovely patio area and steps up leading to a lovely lawn which is enclosed by timber fencing.

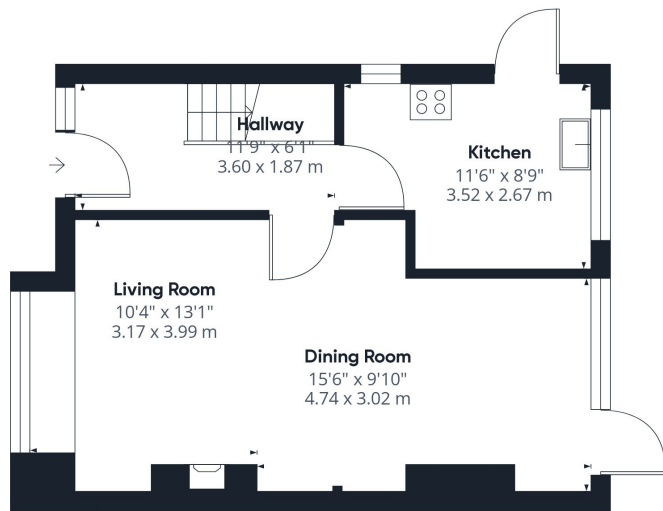
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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
- South Hitchin, SG4 9 Postcode area
- Presented in beautiful condition throughout
- Lovely rear garden
- 1.0 miles, 23 mins walk to Hitchin town centre (as per Google Maps)
- 1.4 mile, 29 min walk to Hitchin train station (as per Google Maps)

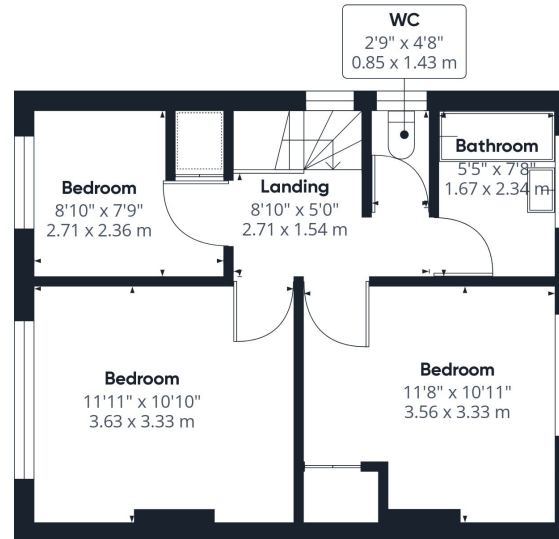








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

973.7 ft<sup>2</sup>

90.46 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	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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