



Westfield Close

Hitchin,
Hertfordshire, SG5 2HF
£1,000,000

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properties

Situated down a gravel driveway, this fine family home offers well balanced and versatile accommodation spaciouly arranged over two floors and offers tremendous scope for further extension and enhancements – subject of course to the usual planning consents.

Currently on the ground floor is a 25ft living room with separate dining room and kitchen as well as a useful utility room and cloakroom. The bedrooms are all located on the first floor with the fourth accessed through the main bedroom which can be used for a variety of ways including nursery, dressing room or study. Also on the first floor is the family bathroom.

The outside of the property is a real feature and enjoys a wonderfully private and enclosed South/East mature rear garden with an expansive lawn and well stocked borders, detached garage and gravel driveway providing off road parking.

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.

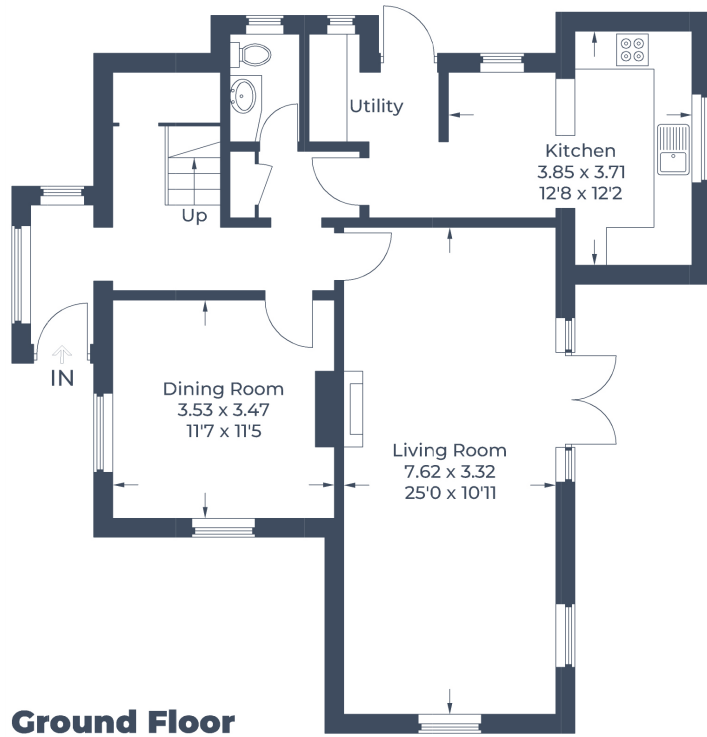
- Three/Four bedroom detached family home
- Generous plot
- Tremendous scope for extension and enhancement STPP
- Cul-de-sac location
- Garage & ample off road parking
- West Hitchin location
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 1.3 miles, 27 min walk to Hitchin train station (as per Google Maps)



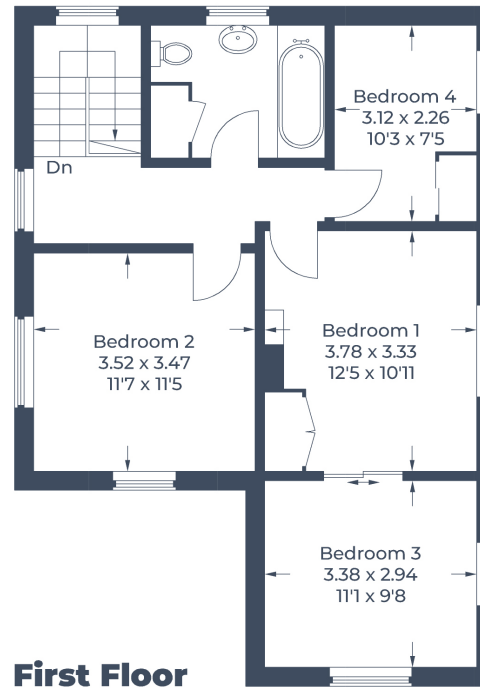




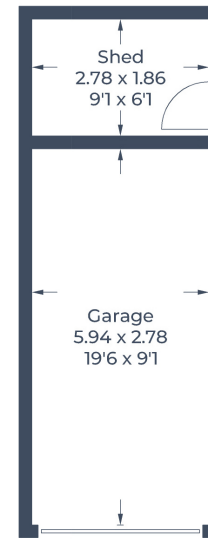
Approximate Gross Internal Area
 Ground Floor = 72.1 sq m / 776 sq ft
 First Floor = 59.7 sq m / 643 sq ft
 Outbuilding = 21.8 sq m / 235 sq ft
 Total = 153.6 sq m / 1,654 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		60	72
England, Scotland & Wales			
EU Directive 2002/91/EC			

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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