



The Paddock

Hitchin,
Hertfordshire, SG4 9EF
Guide Price £750,000

COUNTRY PROPERTIES
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A stunning four bedroom detached family home located in a highly sought after cul-de-sac in south Hitchin which features the highly sought after SG4 9 postcode. The property is situated within walking distance of Hitchin's historic town centre and only a few minutes stroll from open countryside.

This home offers wonderfully light, stylish and well balanced accommodation throughout arranged over two floors. The accommodation commences with the large entrance hall which offers a storage cupboard and flows through to the further accommodation. The ground floor comprises a front living/snug room, a further reception room with dual aspect windows and doors to the rear garden and this then flows through to the dining room which in turn feeds through to the wonderful fitted kitchen and additional utility room. The floor is completed with a shower room. Upstairs, offers a generous landing with large airing cupboard leading to a light and airy principle bedroom with triple windows giving plenty of light. There are three further bedrooms and a family bathroom. The property resides on a unique corner plot with a generous garden bordered by mature trees. To the side of the property is a double garage and an additional home office. In front of the garage is driveway providing off road parking.

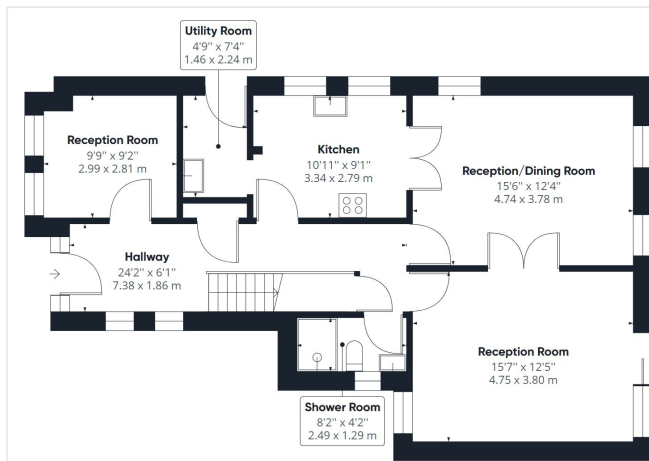
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- A beautifully presented four bedroom detached family home
- Highly sought after cul-de-sac location in the SG4 9 postcode area
- Wonderful open plan kitchen/dining and family area
- Additional living/snug room and outside office
- Total floor area in excess of 1800 Sqft
- 1.3 mile, 26 min walk to Hitchin main line train station (as per Google Maps)
- 1.0 mile, 22 mins walk to Hitchin town centre (as per Google Maps)

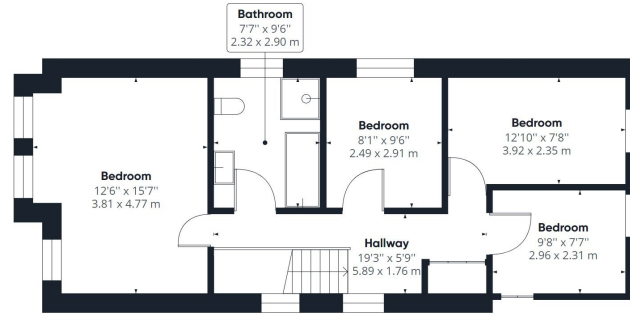




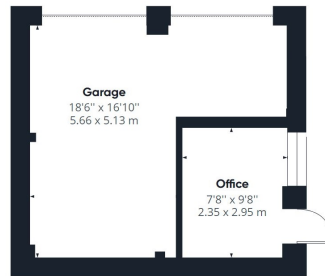




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

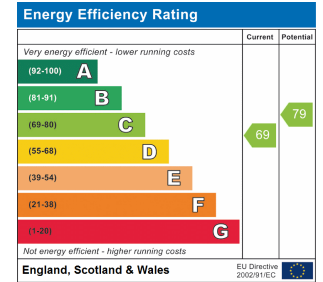
Approximate total area⁽¹⁾

1821.49 ft²
169.22 m²

(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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