



# Talbot Street

Hitchin,  
Hertfordshire, SG5 2QU  
Guide Price £700,000

country  
properties

A four bedroom detached family home located in a highly sought after cul-de-sac location in west Hitchin. The property is situated conveniently within walking distance to local amenities and the town centre.

This home offers well balanced accommodation arranged over two floors. The accommodation has a large entrance hall which flows through to the main living accommodation. The ground floor comprises a front living room, a further dining room with door out to the rear garden. This then flows through to the fitted kitchen and additional utility room and downstairs cloakroom. Upstairs, offers a generous landing with large airing cupboard leading to a light and airy principal bedroom with ensuite. There are three further bedrooms and a family bathroom. The property resides on a nice plot with a rear garden bordered by timber fence. There is an integral garage with a 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.

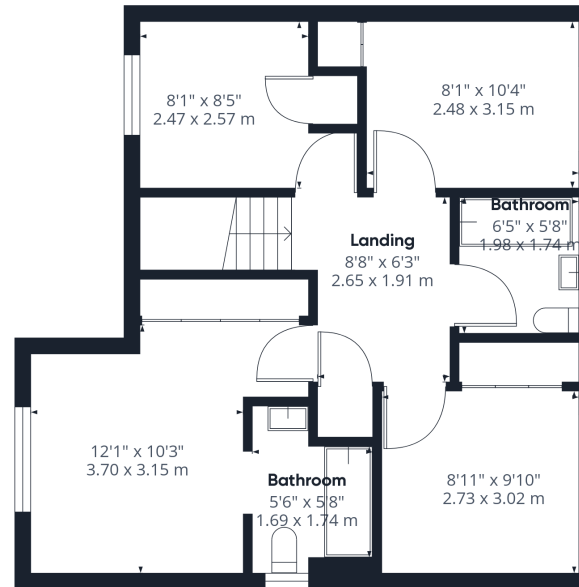
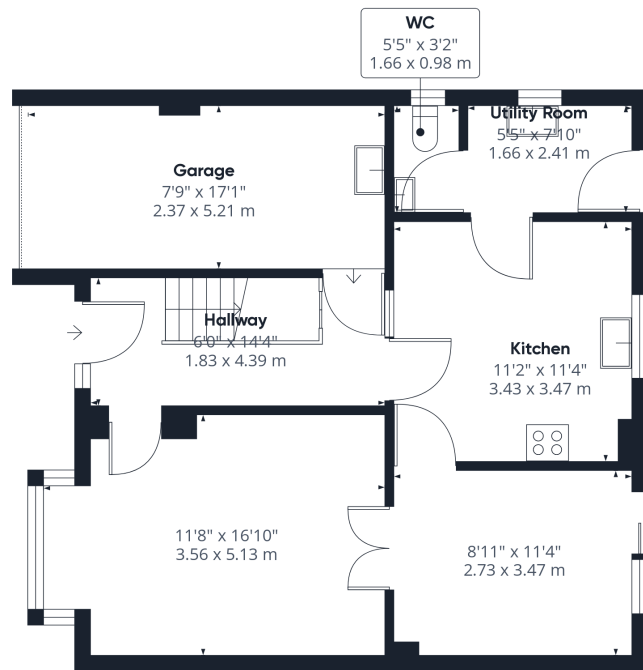
- Four bedroom detached family home
- Quiet residential location
- Separate reception rooms
- Kitchen and utility room
- Principal bedroom with ensuite
- No onward chain
- 29 mins walk, 1.2 miles to Hitchin train station (as per Google Maps)
- 0.7 mile walk, 15 mins walk to Hitchin town centre (as per Google Maps)







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			
		68	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
 1263.16 ft<sup>2</sup>  
 117.35 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.

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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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