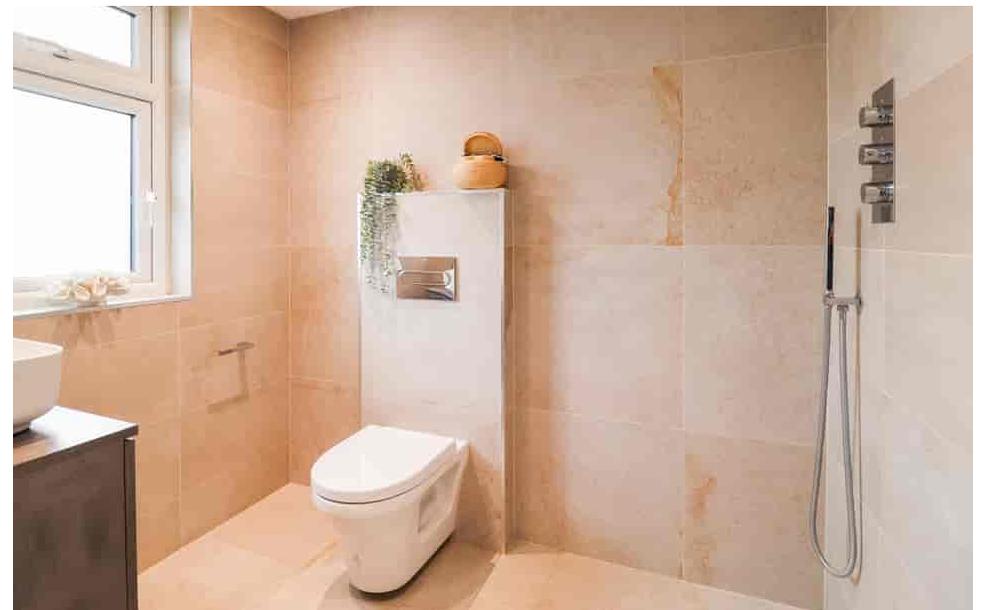
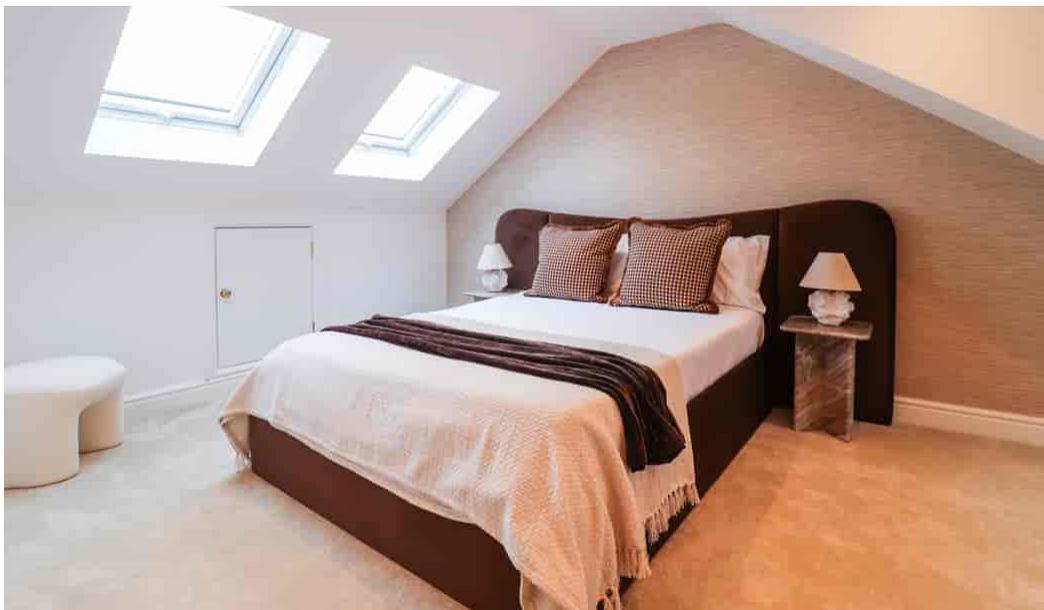


THE ESTATE AGENTS

1977



Whinbush Road, Hitchin, Hertfordshire SG5 1PZ  
£700,000 - Freehold



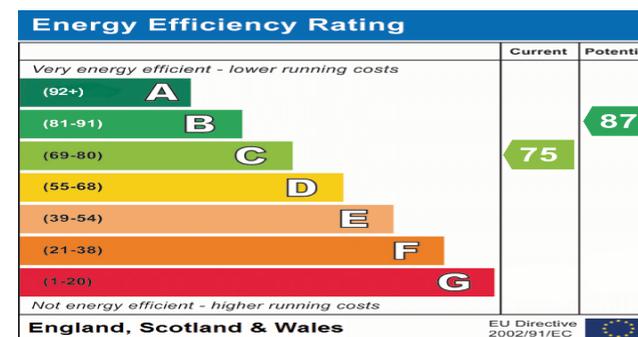
## PROPERTY DESCRIPTION

The Estate Agents are privileged to present this stunning, three bedroom town house in the historic town of Hitchin. The property has just undergone a full restoration, extension and loft conversion with everything finished to an extremely high standard and spec. The spacious accommodation briefly comprises; entrance hall, beautiful living room with media wall, an imposing, extended open plan kitchen/dining room with integrated appliances and bifold doors opening onto the patio to make for an amazing entertaining space. The ground floor also benefits from a W.C. The first floor has two bedrooms, both with beautifully appointed en-suite shower rooms. The second floor has a stunning master bedroom suite with dressing area and another beautiful shower room. Outside the property benefits from a front and rear gardens with a parking space to the rear complete with EV charger. This property is the result of uncompromising and exacting standards set by the builder, bringing a standard of living rarely seen.

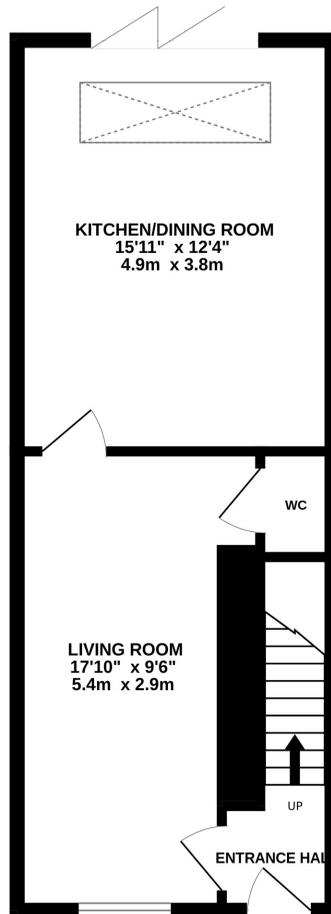
Hitchin is a historic market town in Hertfordshire, celebrated for its market square, independent shops, food and drink scene, and cultural events. Local attractions include Hitchin Lavender fields and the River Hiz. The town has excellent transport links, including direct trains to London in around 30mins, making it ideal for commuters. The area has a strong educational background, with access to highly-rated schools and community facilities.

## POINTS OF INTEREST

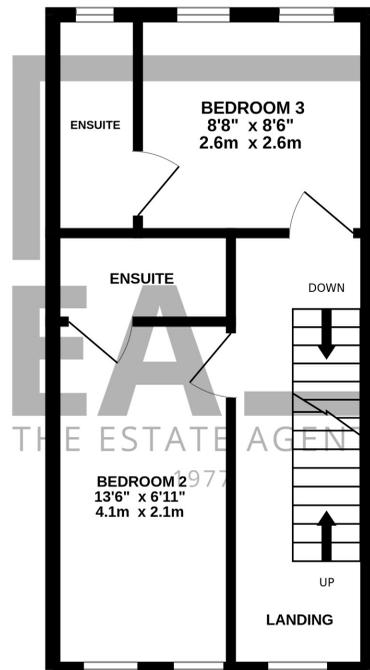
- o Thee Bedroom, Three Storey Town House
- o En Suites To All Bedrooms
- o Extended And Refurbished To An Extremely High Standard
- o Immaculately Presented Throughout
- o Can Be Offered Fully Furnished
- o Stunning Open Plan Kitchen/Dining Room
- o Parking Space & EV Charging Point
- o Superb Location
- o Regular Train Service To London In Around 30 Mins
- o No Upward Chain



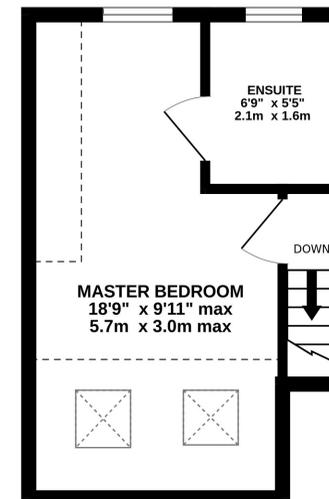
**GROUND FLOOR**  
434 sq.ft. (40.3 sq.m.) approx.



**1ST FLOOR**  
342 sq.ft. (31.8 sq.m.) approx.



**2ND FLOOR**  
252 sq.ft. (23.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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