



# Oughton Head Way

Hitchin,  
Hertfordshire, SG5 2LA  
Offers in Excess of £450,000

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properties



## Charming Two Bedroom Cottage in Sought After West Hitchin

Nestled in the heart of West Hitchin, this beautifully positioned two bedroom terraced cottage offers a rare opportunity to purchase a characterful home in a highly desirable location. Set back from the road with a pretty front garden, the property enjoys a peaceful setting just a short stroll from the town centre.

Inside, the home offers a cosy yet spacious feel, featuring a welcoming living area and a well proportioned kitchen. Upstairs you'll find two generous bedrooms and a modern upstairs bathroom, a real bonus in cottages of this type.

The surrounding area is one of Hitchin's most popular, known for its community feel, green spaces, and excellent amenities. An outstanding primary school is just around the corner, making this an ideal choice for young families or professionals looking for charm and convenience.

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 wonderful two bedroom home with upstairs bathroom
- Front garden and enclosed rear garden
- Fantastic location in West Hitchin
- Close to Outstanding-rated primary school
- Homes in this location are popular, early viewing is recommended
- 0.5 mile, 12 mins walk to Hitchin town centre (as per Google Maps)
- 1.2 Miles, 27 mins walk to Hitchin Mainline train station (as per Google Maps)









Approximate Gross Internal Area  
 Ground Floor = 35.5 sq m / 382 sq ft  
 First Floor = 33.8 sq m / 364 sq ft  
 Total = 69.3 sq m / 746 sq ft

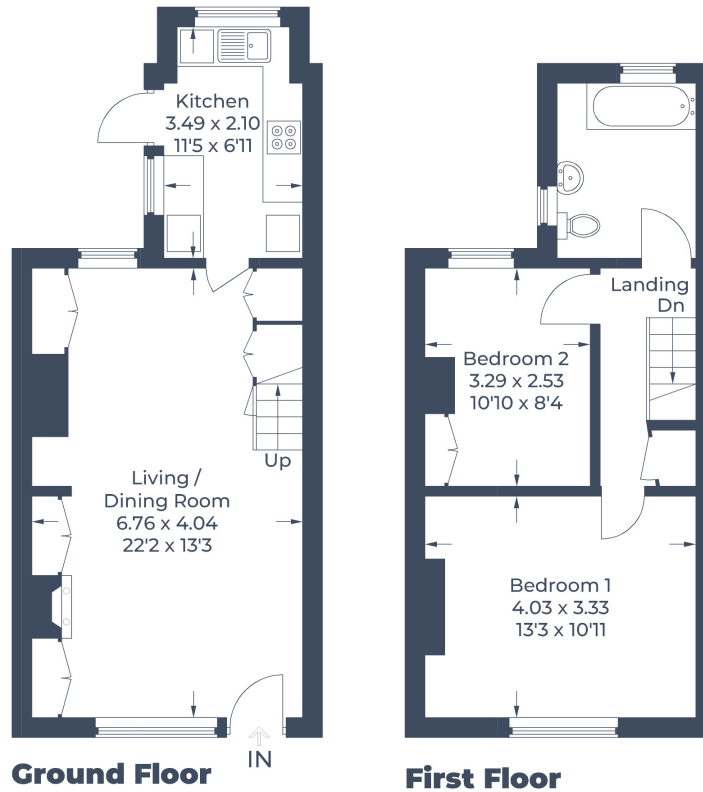


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(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

Country Properties | 6, Brand Street | SG5 1HX  
 T: 01462 452951 | E: hitchin@country-properties.co.uk  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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