



Kitchen Garden Court

Hitchin,
Hertfordshire, SG5 2BY
Guide Price £725,000

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properties

A Stylish Townhouse in the Heart of the Action

Situated in a prime central location, Kitchen Garden Court is a fabulous four bedroom townhouse offering the perfect blend of contemporary living and town centre convenience. Set over three well balanced floors, this beautifully presented home is ideal for families, professionals, or anyone seeking space, style, and versatility.

Step inside to discover a thoughtfully designed layout that maximises natural light and functionality. The ground floor welcomes you with a spacious entrance hall, leading to a modern kitchen and a downstairs cloakroom. The first floor boasts a generous living room, a double bedroom and family bathroom, while the top floor features three further bedrooms, including a superb principal suite.

Outside, enjoy your own private roof terrace garden, a rare and tranquil retreat perfect for entertaining or unwinding above the bustle of the town. Additional benefits include a car port and garage, providing secure parking and extra storage.

This is a rare opportunity to acquire a stylish, low-maintenance home in a sought-after location, just moments from shops, restaurants, schools, and transport links.

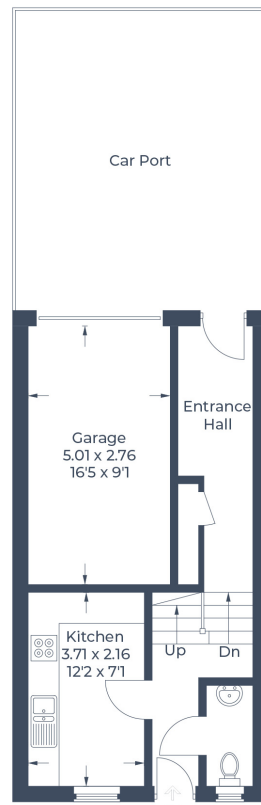
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 townhouse
- Bright, balanced accommodation
- Contemporary kitchen and living spaces
- Roof terrace with views
- Secure parking and storage
- Close to the town centre
- 0.1 mile, 3 min walk to Hitchin town centre (as per Google Maps)
- 1.1 miles, 24 min walk to Hitchin train station (as per Google Maps)





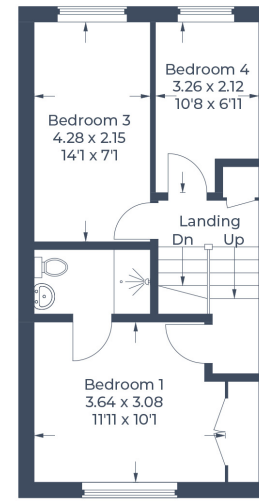




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
 Ground Floor = 24.0 sq m / 258 sq ft
 First Floor = 38.9 sq m / 419 sq ft
 Second Floor = 38.7 sq m / 416 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 115.3 sq m / 1,240 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	74	
(39-54)	E		
(21-38)	F		74
(1-20)	G		
Not energy efficient - higher running costs			
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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