



Robins Nest

Benslow Lane, Hitchin,
Hertfordshire, SG4 9RE
Guide Price £900,000

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An opportunity to acquire a rarely available four bedroom detached home located on a quiet lane along one of Hitchin's premier roads. The location provides easy access to the town centre, station and an excellent choice of schooling for all ages. The property is offered to market with no onward chain.

This fine home offers versatile and well balanced accommodation arranged over two floors. The ground floor features a dual aspect living room with bay window and spacious kitchen leading to a beautiful dining room/reception space with vaulted ceiling and double doors onto the rear garden. There are two double bedrooms and four piece bathroom suite including WC, wash hand basin, bath and shower cubicle.

The first floor offers an impressive space with two generous double bedrooms and additional bathroom.

Outside is a wonderfully private and enclosed mature rear garden mainly laid to lawn with patio space and side access. The generous plot gives a large driveway space to the front and detached single garage.

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.

- Rarely available detached home
- Positioned within a premier location
- Generous plot with detached garage
- Private and enclosed rear garden
- No onward chain
- 0.3 miles, 7 min walk to Hitchin train station (as per Google maps)
- 0.4 miles, 9 mins walk to Hitchin town centre (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 96.0 sq m / 1,033 sq ft
 First Floor = 54.4 sq m / 585 sq ft
 Garage = 20.1 sq m / 216 sq ft
 Total = 170.5 sq m / 1,834 sq ft

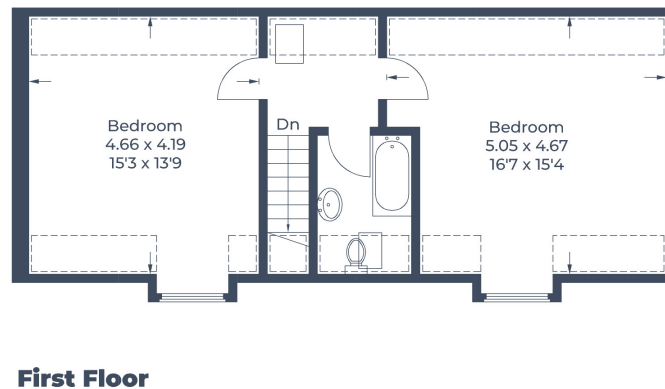
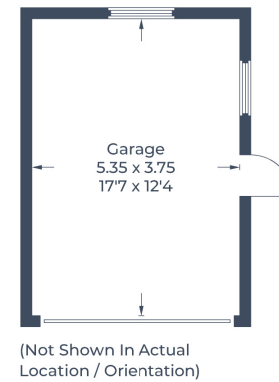
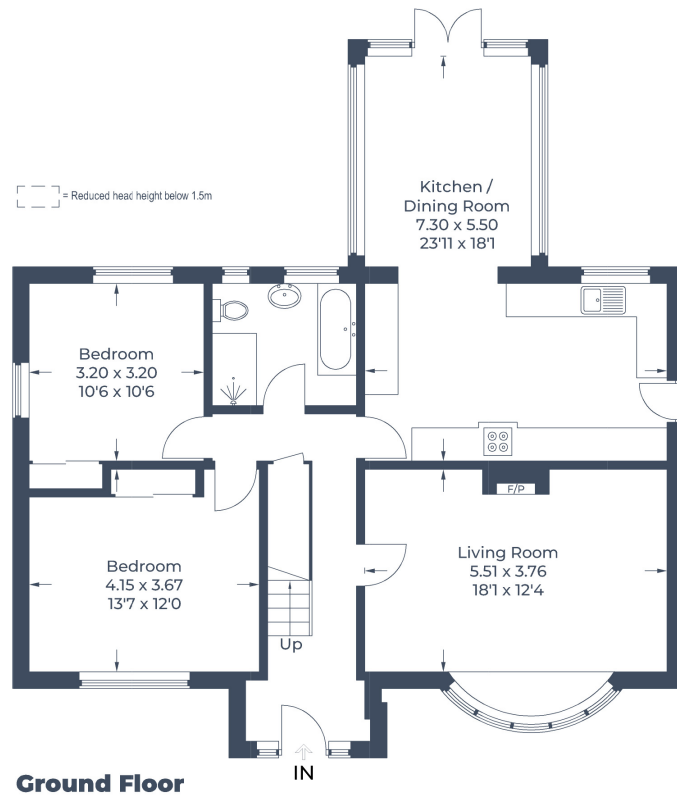


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive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

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