



Balmoral Road
Hitchin,
Hertfordshire, SG5 1XG
Guide Price £725,000

country
properties

We are delighted to present to the market this beautiful four bedroom family home in one of the most highly sought after areas of Hitchin. The property is well balanced offering spacious and extended accommodation.

The accommodation commences with the entrance porch which leads through to the entrance hallway with staircase to the first floor accommodation. To the front of the property is the living room with a lovely bay fronted window. Moving through the property is the beautiful kitchen/breakfast room with double doors leading into the amazing family room with doors leading out to the rear garden. The accommodation is completed with the highly useful utility room and downstairs w.c. On the first floor are three bedrooms and a family bathroom. The second floor is designated to the main bedroom suite with a wonderful double bedroom, five piece bathroom and dressing area.

The front garden is enclosed by a brick wall with soft planted borders. There is a block paved driveway providing off road parking and access to the front door. To the rear of the property is the most fabulous rear garden. Starting with a lovely patio area which leads into a wonderful lawn garden enclosed by hedges and mature borders. To the rear of the garden is a purpose built storage shed and home office.

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 four bedroom family home
- Well balanced accommodation arranged over three floors
- Beautifully presented throughout
- Extended family area leading out to the rear garden
- Generous and well maintained rear garden
- Block paved driveway providing off road parking
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)
- 0.8 mile, 17 min walk to Hitchin town centre (as per Google maps)

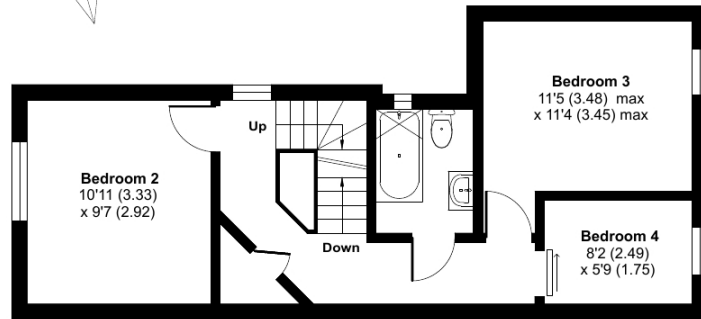




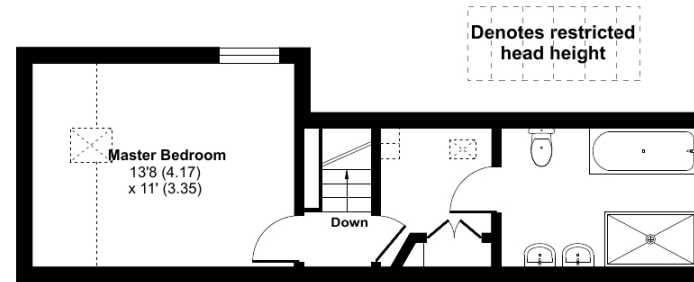




Approximate Area = 1503 sq ft / 140 sq m
 Limited Use Area(s) = 40 sq ft / 3 sq m
 Outbuilding = 77 sq ft / 7 sq m
 Total = 1620 sq ft / 150 sq m
 For identification only - Not to scale

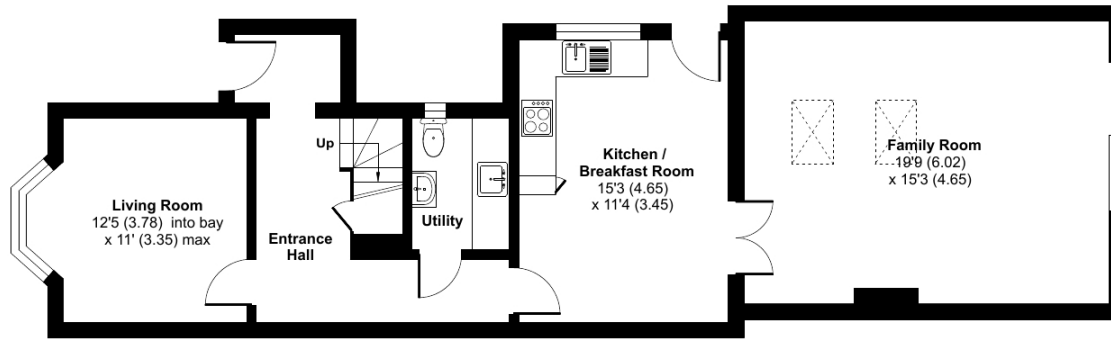


FIRST FLOOR

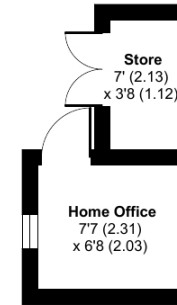


SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		71	72
England, Scotland & Wales			
		EU Directive 2002/91/EC	



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 901782



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



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