



# Bowlers End

Hitchin,  
Hertfordshire, SG5 2EA  
Guide Price £895,000

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properties



Rarely available and presented in immaculate condition throughout, this four year old family home is situated in one of West Hitchin's most popular cul-de-sac locations.

This four bedroom semi detached home comprises an entrance hall, downstairs WC, modern fitted kitchen/breakfast room and spacious, bright and airy sitting room with dining space offering patio doors onto the South facing rear garden. To the first floor is a primary bedroom with ensuite shower room, three further bedrooms and four piece family bathroom.

Outside is a private enclosed South facing rear garden mainly laid to lawn with patio space. To the front is driveway parking for several vehicles, front lawn and side access. Garage access is provided at the front and rear of the property.

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 semi detached family home
- Rarely available
- Immaculate condition throughout
- Cul-de-sac location
- South facing rear garden
- Garage and driveway
- 1.4 miles, 30 mins walk to Hitchin train station (as per Google maps)
- 0.6 miles, 13 mins walk to Hitchin town centre (as per Google Maps)













Approximate Gross Internal Area  
 Ground Floor = 61.3 sq m / 660 sq ft  
 First Floor = 78.3 sq m / 843 sq ft  
 Garage = 24.3 sq m / 261 sq ft  
 Total = 163.9 sq m / 1,764 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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

Viewing by appointment only

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