



# Cambridge Road

Hitchin,  
Hertfordshire, SG4 0JH  
Guide Price £497,500

country  
properties

A two bedroom Victorian family home located in a convenient position for Hitchin Train Station and easy access to the town centre.

Situated over two floors, this property offers ample opportunity to extend (STPP). To the ground floor is an entrance hall, living room with bay window and log burner, additional reception room and kitchen with open plan dining area and door leading into the rear garden.

To the first floor is a large primary bedroom, an additional double bedroom, and a large four piece bathroom suite with WC, wash hand basin, bath and shower cubicle.

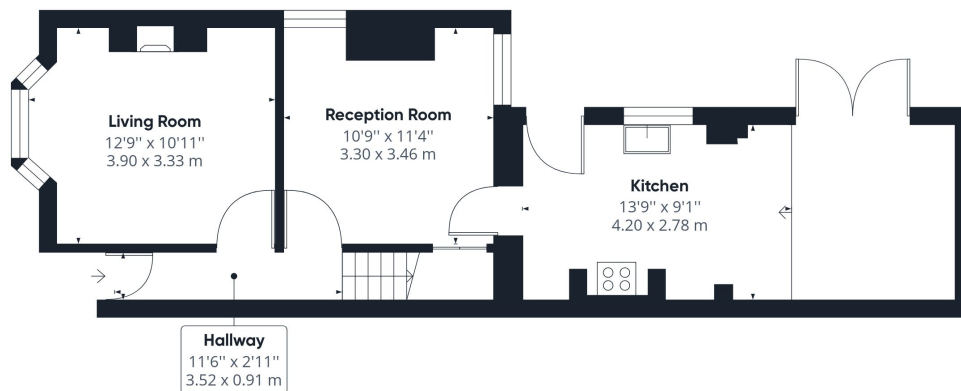
The rear garden is mainly laid to lawn with a patio area, large storage shed and gated access to the front. The current owner uses the spacious frontage as off road parking.

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.

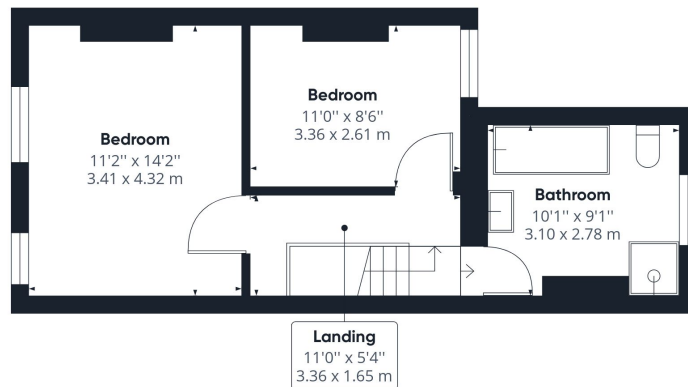
- Victorian End of Terrace
- Two Double Bedrooms
- Available Parking
- Ample Opportunity to Extend (STPP)
- Large Rear Garden
- 0.5 miles from Hitchin Train Station
- 0.5 mile, 11 mins walk to Hitchin mainline train station (as per Google maps)
- 1.0 miles, 19 min walk to Hitchin town centre (as per Google maps)







Floor 0



Floor 1

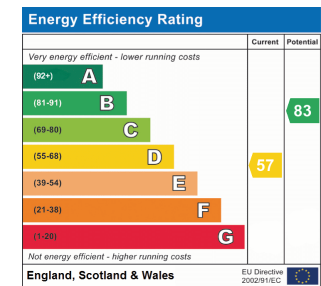
Approximate total area<sup>(1)</sup>

893.67 ft<sup>2</sup>  
83.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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