



## Holden Close Hitchin SG4 0EJ

**£850,000 Freehold**

Welcome to this stunning detached family home, perfectly positioned in a highly sought-after location plus is well placed for access to a variety of local amenities and excellent schools covering all age ranges. Offering a superb blend of spacious living accommodation and modern convenience, this property is ideal for growing families looking for a comfortable and stylish residence in a thriving community.

This impressive four-bedroom home boasts four generously sized bedrooms, including a spacious master bedroom complete with an ensuite shower room plus there is an equally well appointed family bathroom. The wide entrance hall welcomes you into the property and includes a convenient cloakroom.

The heart of the home is undoubtedly the impressive social kitchen/breakfast room. Adjacent to this is a magnificent conservatory that delivers dual purpose utility and additional sitting space that can be used with natural light and ventilation. EPC Rating: C Council Tax: Band F

Approximate Gross Internal Area  
Ground Floor = 84.5 sq m / 909 sq ft  
First Floor = 54.6 sq m / 588 sq ft  
Entertainment Room = 24.7 sq m / 266 sq ft  
Total = 163.8 sq m / 1,763 sq ft

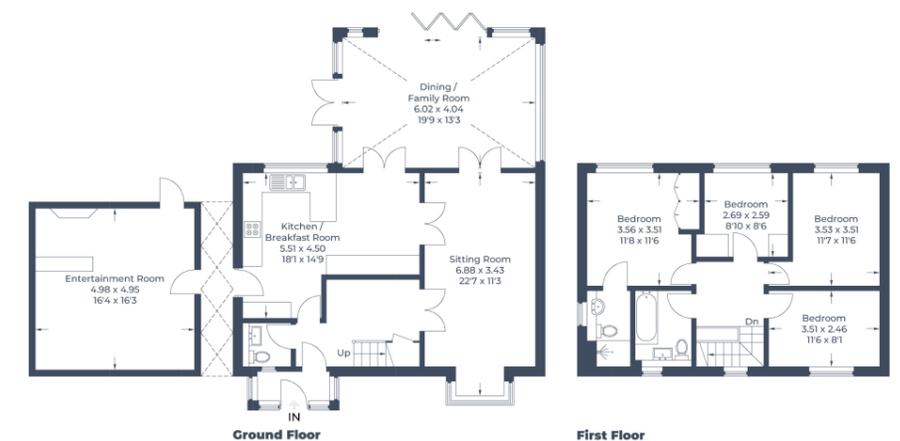


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