



Westbury Close

Hitchin,
Hertfordshire, SG5 2NE
Guide Price £565,000

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A delightful three / four bedroom extended semi-detached home located in a much sought after cul-de-sac on the West side of Hitchin. The location provides easy access to the town centre, Samuel Lucas primary school and Oughtonhead Nature Reserve.

This fine family home is presented in stunning order throughout and offers well balanced and versatile accommodation spaciouly arranged over two floors. The ground floor features a superb open plan kitchen / dining / family space with bi-fold doors opening onto the garden. Also on the ground floor there is a separate living room and a further study / fourth bedroom, shower room and a useful utility room. Upstairs there are three bedrooms and a family bathroom.

Outside is a wonderfully private and enclosed low maintenance rear garden with entertaining patio, artificial lawn and further decked area leading to a timber outbuilding with power and would make a ideal home office. To the front is a paved driveway providing off road parking and an up and over door into a reduced 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.

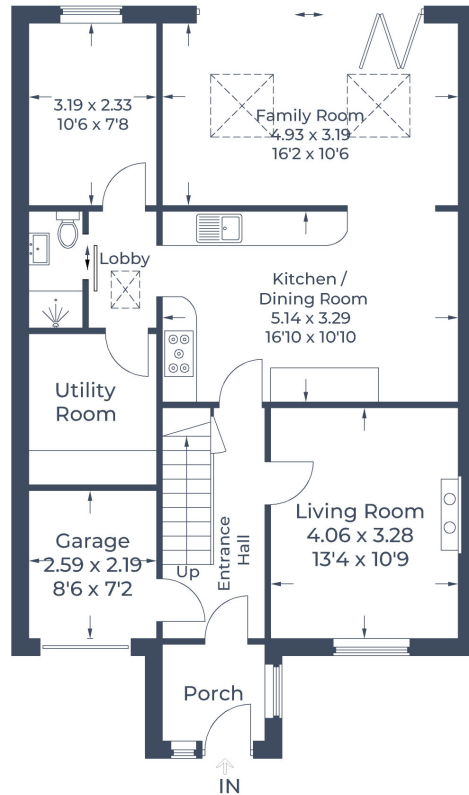
- A three / four bedroom semi-detached home
- Sought after location
- Close to Oughtonhead Common Nature Reserve
- Kitchen / family room with Bi-fold doors onto garden
- Driveway with garage
- 0.7 miles, 15 min walk to Hitchin town centre (as per Google Maps)
- 1.4 miles, 29 min walk to Hitchin train station (as per Google Maps)



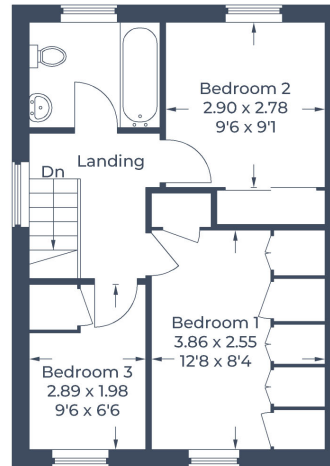




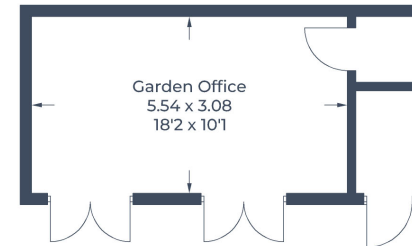
Approximate Gross Internal Area
 Ground Floor = 85.7 sq m / 922 sq ft
 First Floor = 39.0 sq m / 420 sq ft
 Garden Office = 21.2 sq m / 228 sq ft
 Total = 145.9 sq m / 1,570 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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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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