



Nightingale Road
Hitchin,
Hertfordshire, SG5 1RG
Guide Price £535,000

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properties

This charming property maintained in good condition throughout offers easy access to local schools, amenities, and green spaces, such as parks. It is an ideal residence for professionals or families, and is conveniently located a short walk from Hitchin train station.

Internally, the house provides ample living space with two spacious reception rooms that have been knocked thru. The front reception room featuring a large window that fill the room with an abundance of natural light and offers a feature fire place. The second reception room offers direct access to the extended kitchen.

The property features a good sized kitchen, equipped with modern appliances, breakfast bar and bifold doors that open out to the rear garden. There is downstairs cloakroom room which completes this floor.

On the first floor, accommodation is generous with three double bedrooms providing comfortable spaces. Completing this floor is a three piece bathroom suite.

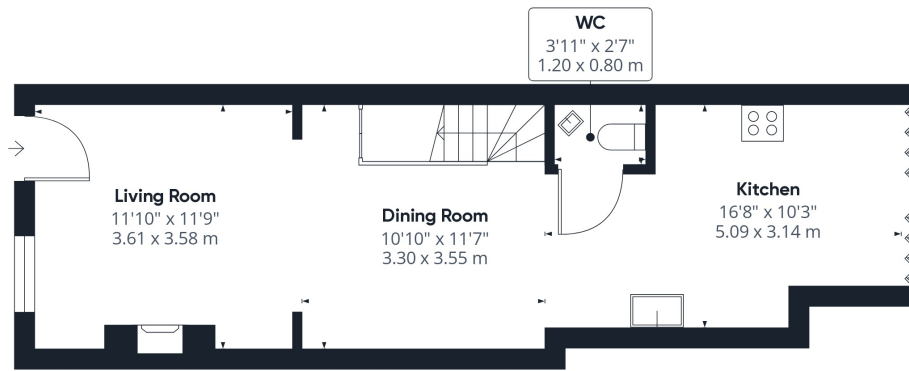
To the rear of the property is the garden. This is mainly laid to lawn with a pathway down the middle. The garden is enclosed by timber fence.

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.

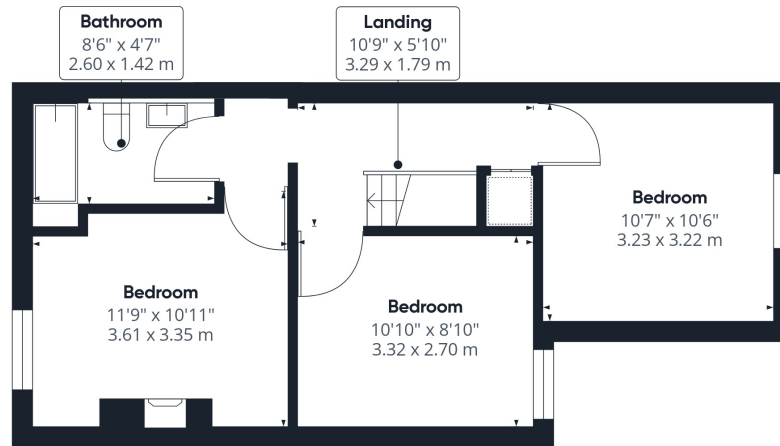
- Three bedroom family home
- Open plan living with extended kitchen
- Family bathroom and cloakroom
- Enclosed rear garden
- 0.4 miles, 5 min walk to Hitchin train station (as per Google Maps)
- 0.4 miles, 8 min walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN!







Floor 0



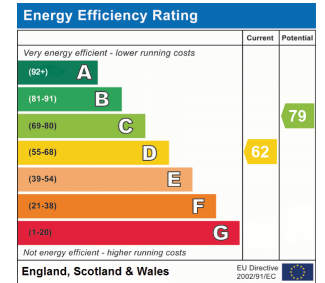
Floor 1

Approximate total area⁽¹⁾
844.4 ft²
78.45 m²

(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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