



Tilehouse Street

Hitchin,
Hertfordshire, SG5 2DW
Guide Price £850,000

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properties

A unique opportunity to purchase a dual-fronted, spacious period property set in one of Hitchin's premier locations. The house has been beautifully restored and refurbished. Time and care has been taken to sympathetically incorporate period style details, such as open fireplaces and exposed beams, finished with high quality modern touches including underfloor heating and smart technology.

The proportions of the rooms are impressive with the ground floor accommodation comprising of a spacious open plan living room and dining room with wonderful detail of exposed brick and fireplaces to each end. This room has a door with stairs leading into the basement fitted with electric and window. The bright, modern kitchen/breakfast room offers a range of base and eye level units, integrated appliances and has double doors leading to the private courtyard. There is a separate utility room with sink and space for washing machine/tumble dryer and access to a WC and from the front door, an entrance hall providing stairs to first floor and storage cupboard.

To the first floor are two large double bedrooms with the primary offering a fireplace and fitted wardrobes. The airy four-piece bathroom suite on this level includes WC, wash hand basin, roll top bath and rainfall walk in shower. The second floor opens onto a impressive bedroom space with vaulted ceiling leading to an ensuite bathroom with WC, wash hand basin and freestanding bath.

To the outside is a well maintained, low maintenance rear courtyard with patio space and artificial lawn area. The benefits of this space include a bin store, fitted electric points and outside tap. The owners currently rent a parking space to the rear and have additional permit parking available.

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.

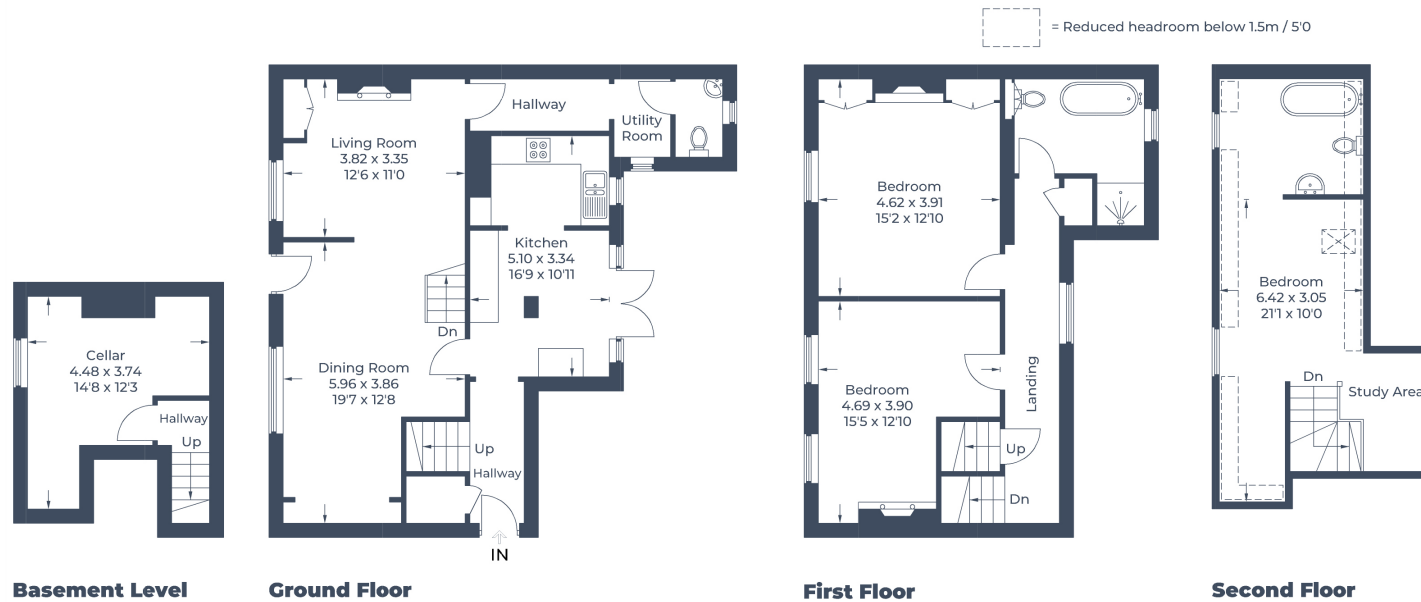
- Refurbished with phenomenal attention to detail
- Character and charm with period features and a contemporary finish
- Spacious living areas and large bedrooms spread over three floors
- Recently refitted kitchen and bathrooms
- Convenient central location in reach of town amenities and station
- Offered with no upper chain







Approximate Gross Internal Area
 Basement Level = 14.9 sq m / 160 sq ft
 Ground Floor = 63.7 sq m / 686 sq ft
 First Floor = 53.5 sq m / 576 sq ft
 Second Floor = 29.7 sq m / 320 sq ft
 Total = 161.8 sq m / 1,742 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Viewing by appointment only

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