



**Bedford Street**  
Hitchin,  
Hertfordshire, SG5 2JG  
Guide Price £450,000

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This delightful terraced property blends period charm with modern comfort, perfectly positioned for easy access to Hitchin's vibrant town centre and the surrounding countryside walks that make the area so sought after.

Step inside through the welcoming entrance porch and into the living room complete with an attractive fireplace. Double doors open into the spacious open plan kitchen and dining area, creating a sociable heart to the home. From here, stairs rise to the first floor, while a stylish and contemporary bathroom suite completes the ground floor.

Upstairs, you'll find two bright and generously sized double bedrooms, each offering excellent natural light.

Outside, there is a south-west facing rear garden with a good-sized patio, a lawn, and a modern home office at the rear, equipped with power and lighting.

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

- Character terraced home
- Two double bedrooms
- Open plan kitchen/diner
- South-west facing rear garden with home office
- 0.4 miles, 9 mins walk to Hitchin town centre (as per Google Maps)
- 1.2 miles, 27 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area  
 Ground Floor = 36.9 sq m / 397 sq ft  
 First Floor = 21.6 sq m / 232 sq ft  
 Office = 5.9 sq m / 64 sq ft  
 Total = 64.4 sq m / 693 sq ft

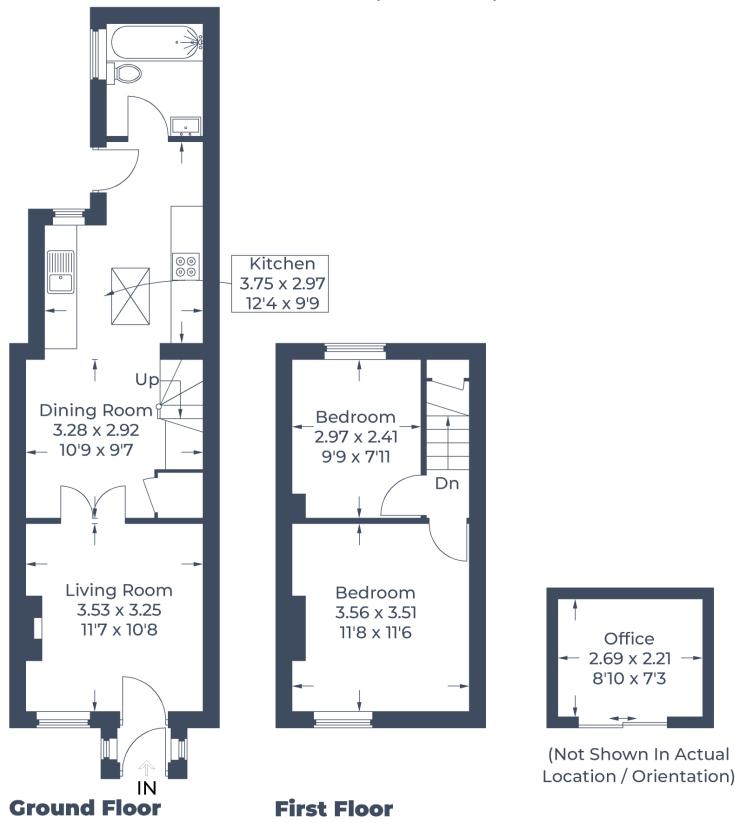


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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**Viewing by appointment only**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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