



# Armour Rise

Hitchin,  
Hertfordshire, SG4 0RJ  
Guide Price £675,000

country  
properties

A spacious, well presented and extended four bedroom detached family home positioned within a quiet cul de sac location.

In modern condition throughout, the ground floor comprises entrance porch, WC, living room and kitchen/dining room fitted appliances, breakfast bar and bi-folding doors onto the rear garden.

To the first floor is a primary bedroom with modern ensuite shower room, three further double bedrooms and family bathroom with WC, wash hand basin and bath.

The enclosed rear garden is mainly laid to lawn with patio area and access into the brick-built gym/office with fitted air conditioning and heating. To the front of the property is driveway parking for several vehicles and access into the single garage.

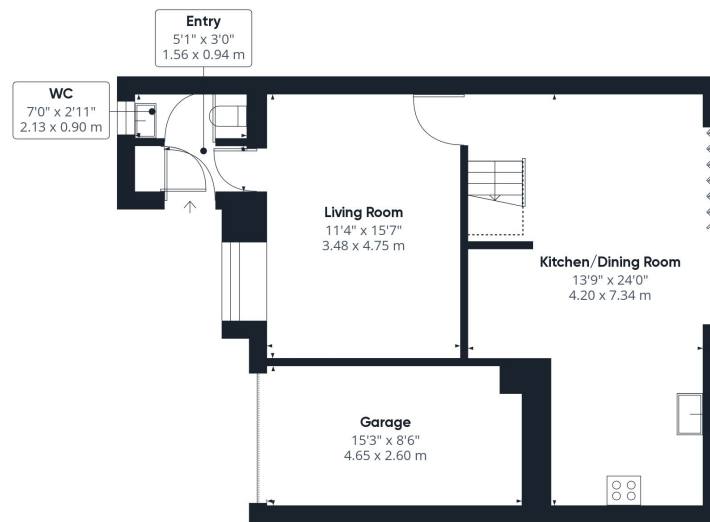
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Extended detached family home
- Four double bedrooms
- Bathroom and ensuite
- Modern finish
- Kitchen/diner to rear
- Gym/Office with air conditioning and heating
- Driveway and garage
- 1.2 miles, 27 min walk to Hitchin town centre (as per Google Maps)
- 0.9 miles, 19 min walk to Hitchin train station (as per Google maps)

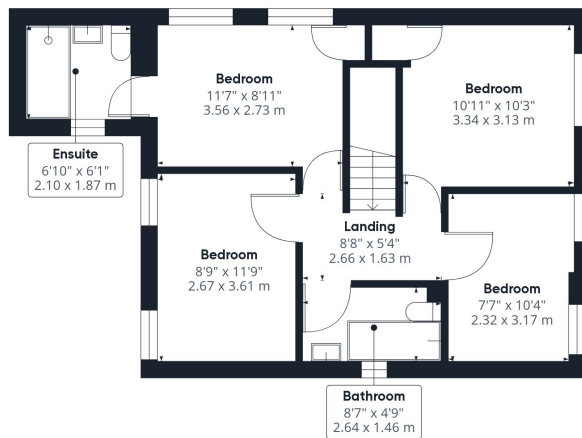




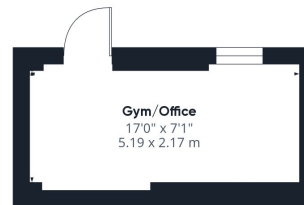




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

#### Approximate total area<sup>(1)</sup>

1332.03 ft<sup>2</sup>  
123.75 m<sup>2</sup>

#### Reduced headroom

12.18 ft<sup>2</sup>  
1.13 m<sup>2</sup>

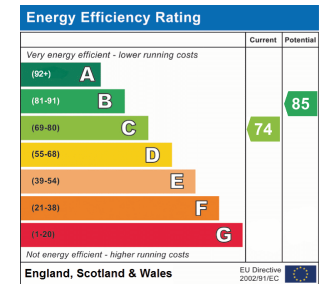
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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