



Grays Lane

Hitchin,
Hertfordshire, SG5 2HJ
Guide Price £725,000

COUNTRY PROPERTIES
PART OF HUNTERS

A rarely available detached family home situated in one of Hitchin's premier tree lined roads in West Hitchin offering ease of access into the town centre. The property offers great potential to extend STPP.

To the ground floor is a spacious living room with bay window, dining room with open fireplace, bedroom/study, bathroom with bath, wash hand basin and WC and a kitchen/breakfast room offering a range of base and eye level units and door leading onto the rear garden.

To the first floor is a hallway with boiler cupboard, principal bedroom with bay window and fitted wardrobe space, further double bedroom with WC, shower and access into generous eaves storage.

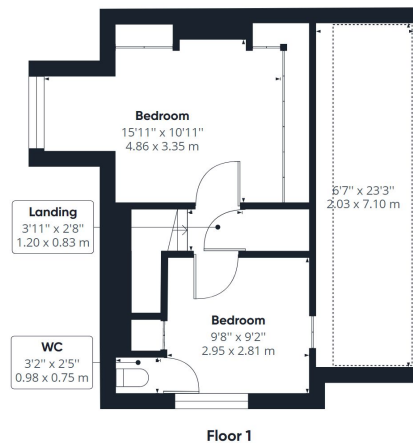
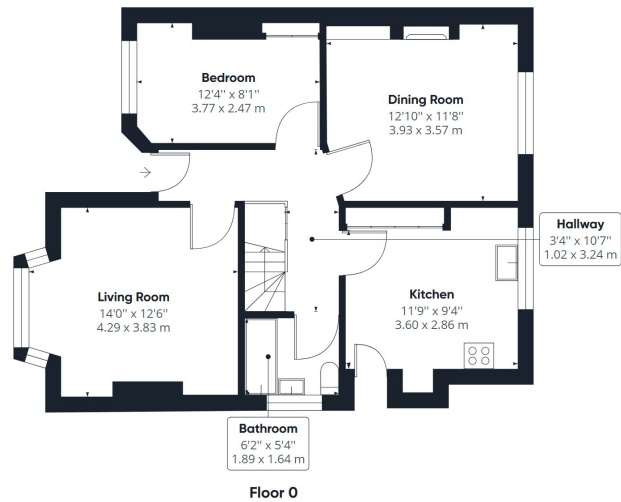
The property is set on a generous plot with a well established rear garden mainly laid to lawn, offering patio space and path leading to a greenhouse and shed. To the front is a well manicured garden with driveway, space for several vehicles and side access to the rear.

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.

- Rarely Available Detached Home
- 2/3 Bedrooms
- Sought after road in West Hitchin
- Generous plot with potential to extend STPP
- Rear and front gardens
- Driveway for several vehicles
- 30 mins, 1.4 miles walk to Hitchin train station (as per Google maps)
- 8 mins, 0.4 miles walk to Hitchin town centre (as per Google maps)







Approximate total area⁽¹⁾

1125.99 ft²
104.61 m²

Reduced headroom

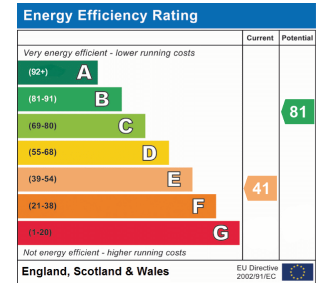
123.79 ft²
11.50 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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