



Brampton Park Road

Hitchin,
Hertfordshire, SG5 1XF
Guide Price £675,000

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Located on Brampton Park Road is this lovely three bedroom semi-detached family home that has served as a wonderful family home for many years. The property is situated within walking distance of Hitchin's local schools, the historic town centre and the main line train station.

This home offers light and well balanced accommodation throughout arranged evenly over two floors. The accommodation commences with the entrance hall with the cloakroom, stairs leading to first floor accommodation and through to the main living areas. The living room at the front of the property offers a feature bay fronted window and multi fuel burner. There are double doors that open through to the dining room which in turn leads to the study with bi-fold doors out to the rear garden. The fitted kitchen provides ample storage with an array of fitted units and work surfaces over. There is a window providing lovely views of the garden and a side door. On the first floor are three good sized bedrooms and a three piece family bathroom suite.

Outside the property to the front is a low maintenance garden enclosed by brick wall and a block paved driveway providing off road parking. The driveway runs down the side of the house and offers a private section behind lockable gates with steps and pathway to the front door. To the side of the property is a gate providing access to the rear garden. The rear garden is fully enclosed and mainly laid to lawn with mature trees and shrubs. There are various seating areas whether it's the patio area directly from the house or the decked area towards the bottom of the garden. There is a generous workshop and shed.

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.

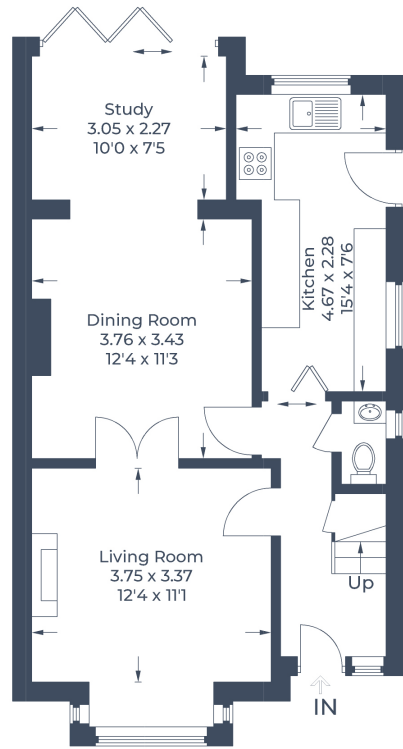
- Three bedroom semi-detached family home in a lovely Hertfordshire village
- Highly sought after residential location close to amenities
- Separate reception rooms and additional study area
- Beautifully maintained and landscaped rear garden
- Generous outbuildings including a shed and work shop
- 1.0 mile, 20 mins walk to Hitchin train station (as per Google Maps)
- 0.9 mile, 19 mins walk to Hitchin town centre (as per Google Maps)



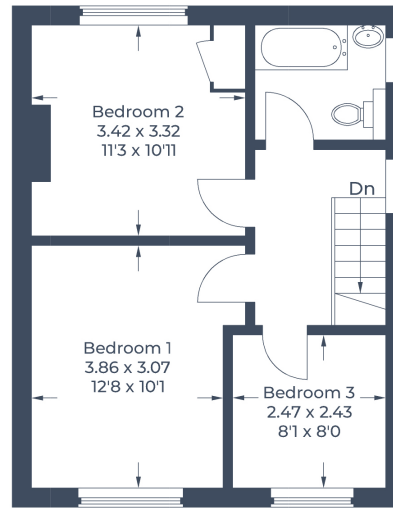




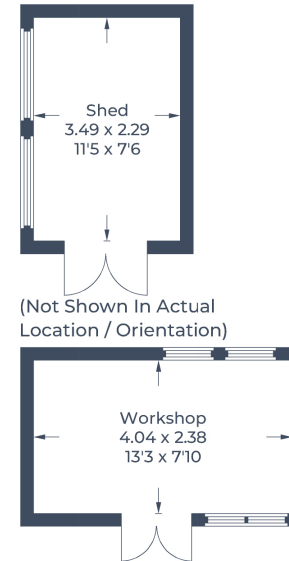
Approximate Gross Internal Area
 Ground Floor = 54.2 sq m / 583 sq ft
 First Floor = 40.2 sq m / 433 sq ft
 Outbuildings = 17.8 sq m / 191 sq ft
 Total = 112.2 sq m / 1,207 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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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