



# Maytrees

Hitchin,  
Hertfordshire, SG4 9LR  
Guide Price £620,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A versatile and extended three bedroom detached family home located in a highly sought after cul-de-sac in south east Hitchin. The property is situated within walking distance of Whitehill Junior School, Hitchin's mainline train station and the town centre.

This home offers balanced accommodation throughout and is arranged over two floors. The accommodation commences with the entrance hall with cloakroom. From here there are doors through to both the kitchen/living room and front reception room. The front room is bright with two large windows allowing plenty of light to come through. The extended kitchen and living room really is the hub of the house and also offers an additional storage room. Upstairs, offers a generous landing area. The principal bedroom is a good size and offers built-in bedroom furniture. There are two further double bedrooms, the guest bedroom has been extended and has built-in wardrobes and bedroom three, currently used as an office, also offers built-in wardrobes. The floor is completed with a four piece bathroom suite. The property resides on a generous plot with a mature rear garden bordered by mature trees. The garden is divided equally with patio area, lawn and wildlife shrub areas, with access to an additional storeroom. To the front of the property is a driveway providing ample off road parking. The former garage has been converted into a garden room and additional storage area. The front garden is mainly laid to lawn with flower beds.

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 extended detached family home
- Sought after cul-de-sac in the SG4 9 postcode area
- Magnificent open plan kitchen and living area with additional reception room
- Front and rear gardens with driveway
- 0.9 mile walk, 20 mins walk to Hitchin mainline station (as per Google Maps)
- 0.7 mile walk, 16 mins walk to Hitchin town centre (as per Google Maps)







Approximate Area = 1342 sq ft / 124.6 sq m

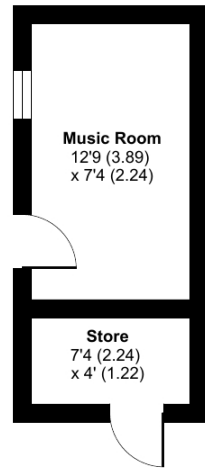
Outbuilding = 166 sq ft / 15.4 sq m

Total = 1508 sq ft / 140 sq m

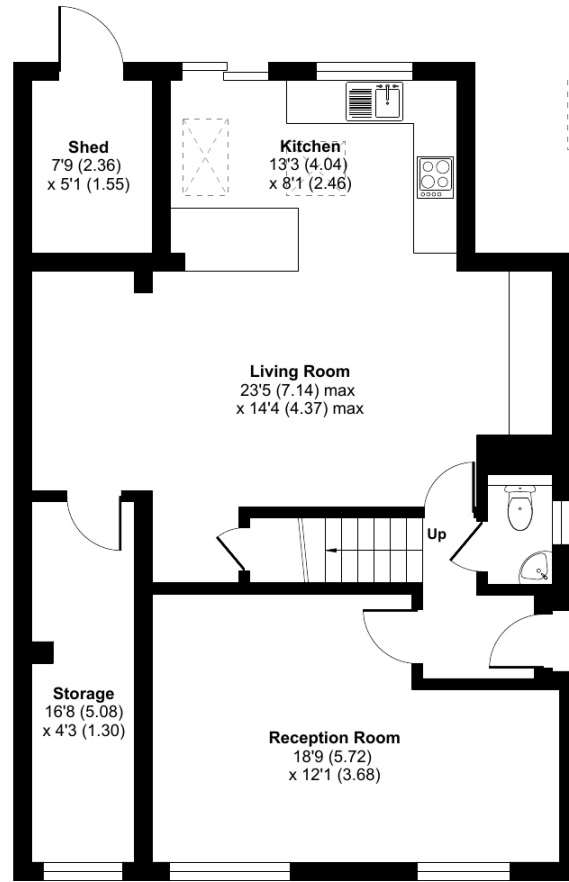
For identification only - Not to scale



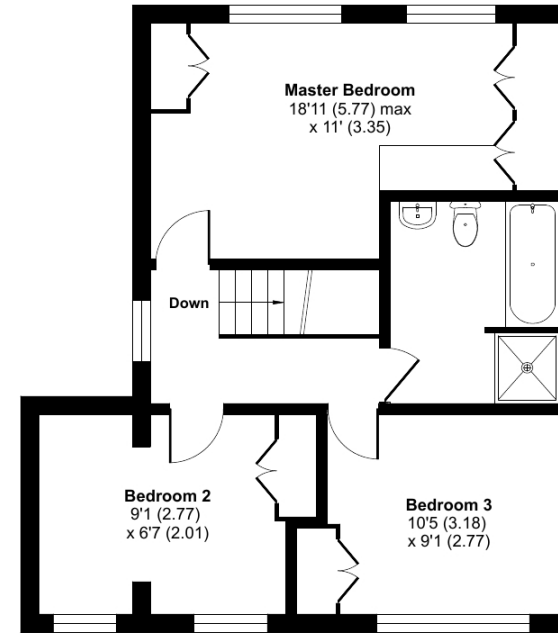
Denotes restricted head height



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
		73	82
England, Scotland & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 991764



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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