



Sanfoine Close

Hitchin,
Hertfordshire, SG4 0NP
Guide Price £450,000

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Three-Bedroom Semi-Detached Family Home

Located in a sought after residential area, this charming three-bedroom semi-detached home offers the perfect blend of comfort, space, and convenience. Situated on a generous plot of approximately 0.09 acres, the property provides ample room for family living both inside and out.

Step inside to discover two separate reception rooms, ideal for creating distinct living and dining spaces or a cosy lounge and a versatile family room. The layout is designed to suit modern lifestyles while retaining a warm and welcoming feel. Upstairs, you'll find three well proportioned bedrooms and a family bathroom, providing practical and comfortable accommodation for growing families.

One of the standout features of this home is its lovely rear garden, offering a private outdoor retreat perfect for entertaining, gardening, or simply relaxing in the sunshine. The property also benefits from a decent frontage, adding to its overall appeal and potential for future enhancements.

Located in the vibrant market town of Hitchin, the home enjoys excellent access to local amenities, reputable schools, and convenient transport links, making it an ideal choice for families and commuters alike.

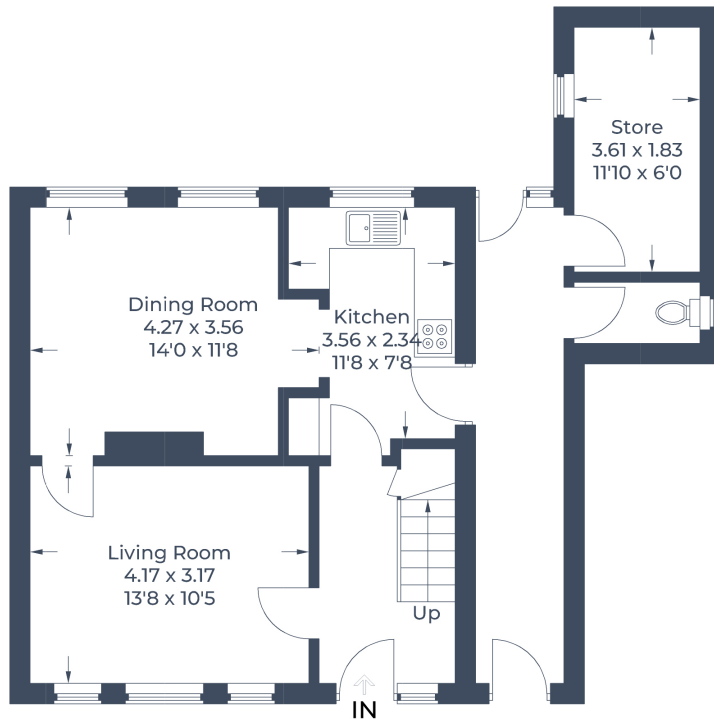
- Three bedroom semi-detached family home
- Generous plot of approximately 0.09 acres
- Two separate reception rooms
- Upstairs family bathroom
- Lovely private rear garden
- Sought after residential location
- Close to local amenities, schools and transport links
- 0.9 miles, 21 min walk to Hitchin train station (as per Google Maps)
- 1.5 miles, 29 mins walk to Hitchin town centre (as per Google Maps)



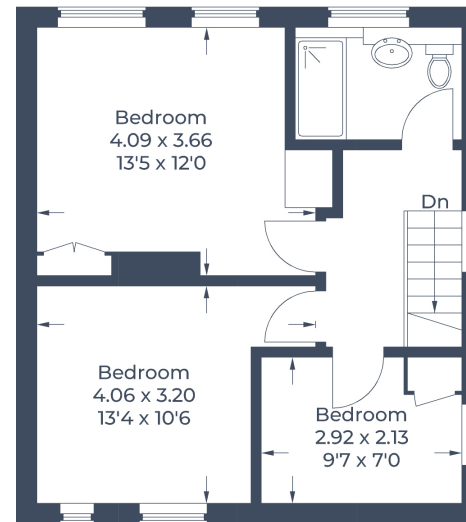




Approximate Gross Internal Area
 Ground Floor = 64.2 sq m / 691 sq ft
 First Floor = 43.7 sq m / 470 sq ft
 Total = 107.9 sq m / 1,161 sq ft



Ground Floor



First Floor

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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	77
	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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