



Burford Way

Hitchin,
Hertfordshire, SG5 2UY
Offers in excess of £400,000

country
properties

Well Proportioned 3 Bedroom Semi-Detached Family Home with South Facing Garden

Positioned on a quiet residential street, Burford Way is a spacious and well laid out three bedroom semi-detached home, perfect for families or those looking to enjoy the balance of town convenience and countryside living.

Set back from the road with a neat front garden and a pathway leading to the front door, the property offers good kerb appeal and a sense of privacy. Inside, you'll find a living/dining room, providing flexible living space ideal for both family life and entertaining.

Upstairs, the home benefits from three well proportioned bedrooms and a family bathroom, with potential to update and make your own.

One of the standout features is the generous south facing rear garden, ideal for sunny afternoons, gardening, or outdoor dining. The garden offers excellent potential for landscaping or future extensions (subject to planning permission).

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.

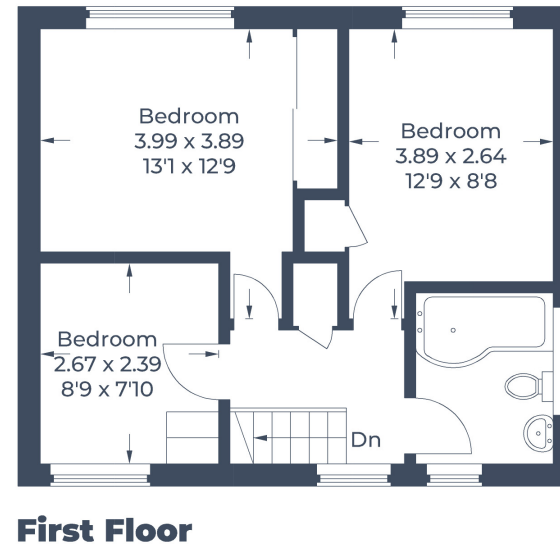
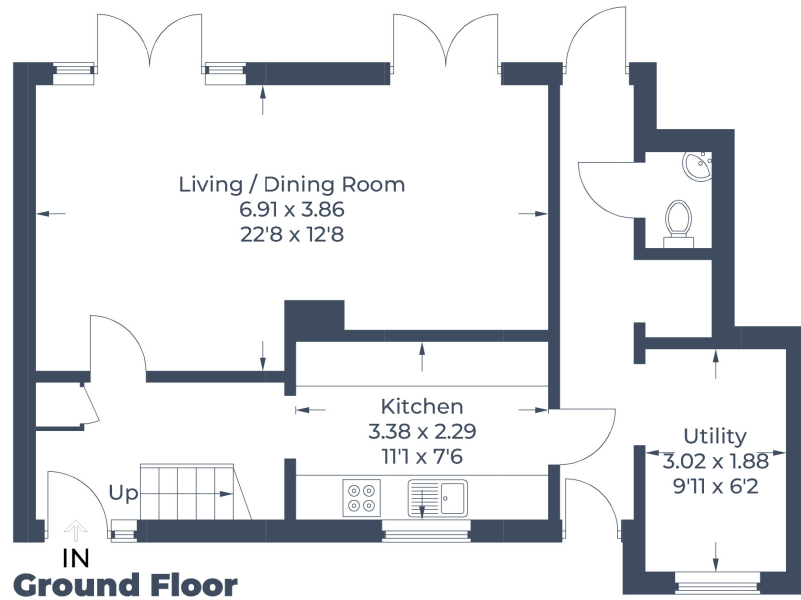
NOTE: Please ask us about recent dispute raised by the seller relating to drainage matters.

- Three bedroom semi-detached family home
- South facing rear garden
- Front garden set back from the road
- Close to local shops, school and amenities
- Easy access to open countryside
- 1.6 miles, 32 min walk to Hitchin train station (as per Google Maps)
- 1.3 miles, 25 min walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area
 Ground Floor = 56.8 sq m / 611 sq ft
 First Floor = 40.4 sq m / 435 sq ft
 Total = 97.2 sq m / 1,046 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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Viewing by appointment only

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