



# The Forge

Cooks Way, Hitchin,  
Hertfordshire, SG4 0JL  
Guide Price £450,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A stunning two double bedroom detached home located in an enviable position, providing easy access to the station and town centre.

Constructed in October 2022, this bespoke built home has been finished to an exacting standard with modern furnishings including air source heat pump and electric car charger.

The two double bedrooms occupy the ground floor, both of which open on to the delightful and enclosed rear garden as well as the bathroom and integral garage with utility space.

The first floor features the contemporary open plan and spacious living area with stylish fitted kitchen.

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.

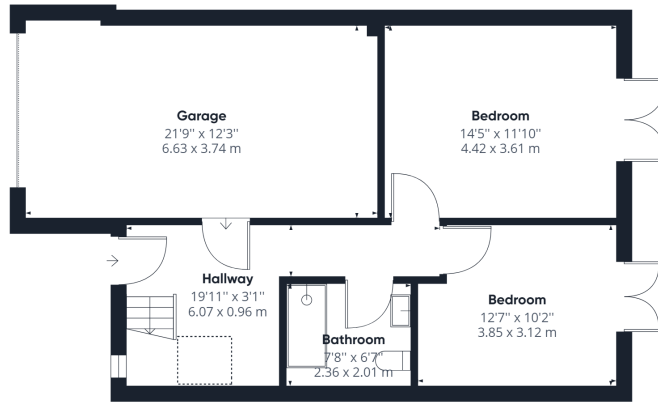
- Bespoke built two bedroom home
- Warranty until 2032
- Easy access to both town centre and train station
- Two double bedrooms on the ground floor
- Open plan living and kitchen on the first floor
- 1.3 miles, 26 min walk to Hitchin town centre (as per Google maps)
- 0.3 mile, 7 mins walk to Hitchin train station (as per Google maps)



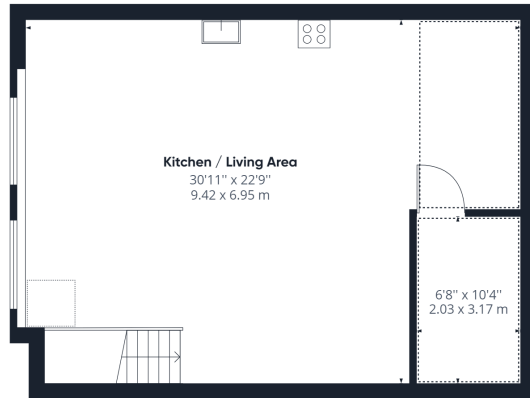








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1412.26 ft<sup>2</sup>  
131.20 m<sup>2</sup>

**Reduced headroom**

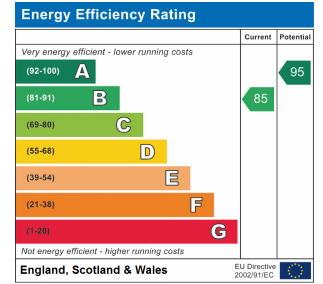
146.15 ft<sup>2</sup>  
13.58 m<sup>2</sup>

(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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