



**Periwinkle Lane**  
Hitchin,  
Hertfordshire, SG5 1TZ  
Guide Price £425,000

country  
properties

This chain free two bedroom home offers incredible potential and benefits from South facing rear garden.

Ground floor accommodation comprises entrance porch, living room with fireplace, dining room, separate kitchen and large bathroom. To the first floor are two spacious double bedrooms and a large WC space.

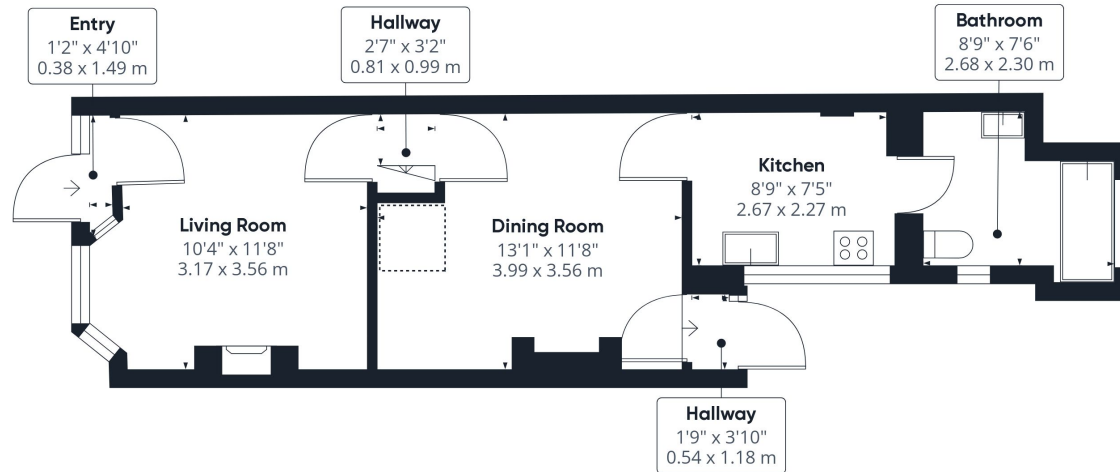
Outside is a large South facing rear garden including a summer house and a shed. To the front is a garden space with steps to the on - road parking.

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.

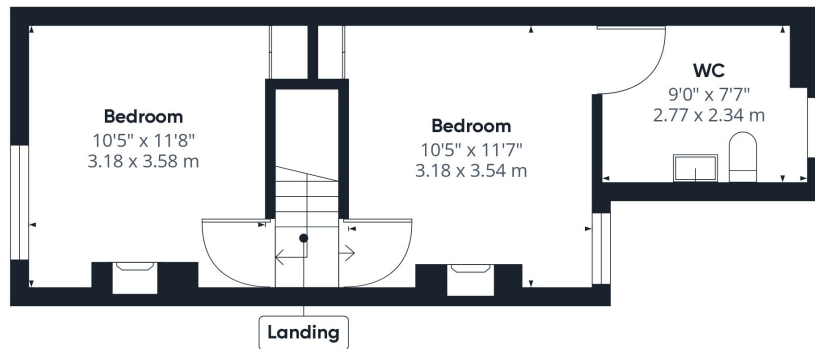
- Two bedroom period property
- Incredible potential
- Large South facing rear garden
- Two reception rooms
- 14 mins, 0.6 miles walk to Hitchin Town Centre (as per Google Maps)
- 18 mins, 0.8 miles walk to Hitchin Train Station (as per Google Maps)







Floor 0



Floor 1

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

742.38 ft<sup>2</sup>  
68.97 m<sup>2</sup>

**Reduced headroom**

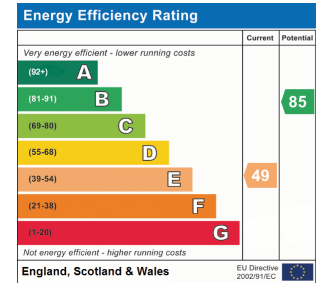
8.44 ft<sup>2</sup>  
0.78 m<sup>2</sup>

(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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