



Balmoral Road
Hitchin,
Hertfordshire, SG5 1XQ
Guide Price £850,000

country
properties

A lovely four bedroom family home built in the 1920s. An ideal family home close to schools, town centre and train station. The house maintains lots of the original features including two feature fireplaces, picture rails and the original stained glass in the front door.

The property boasts three reception rooms currently used as a sitting room, study and dining room which leads onto the kitchen. The main sitting room is adjacent to the conservatory leading to the rear garden which has a paved patio area, lawn and well stocked borders. Plants include several trees, herbs and strawberries.

Upstairs the property has three double bedrooms and a single bedroom, ensuite shower room and family bathroom.

Access to a full boarded attic is via a loft hatch/ladder on the first floor.

To the front of the property is a secluded garden with hedging and borders surrounding the driveway.

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.

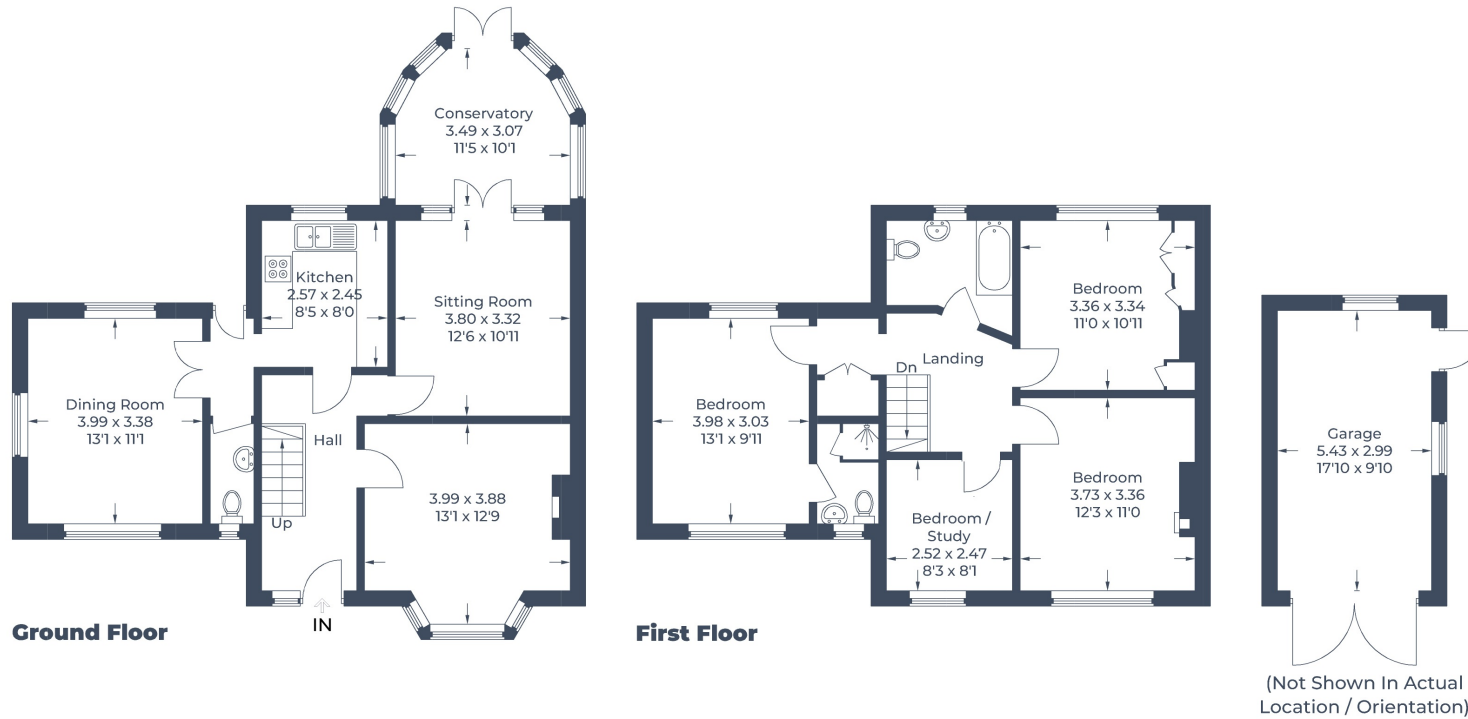
- A four bedroom family home with original features
- Situated on a corner plot in a quiet residential road
- Driveway with garage and additional parking
- Excellent scope to extend and modernise
- Ensuite shower room and separate bathroom
- Mature eco-friendly garden
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 1.0 mile, 19 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 73.2 sq m / 788 sq ft
 First Floor = 61.4 sq m / 661 sq ft
 Garage = 16.8 sq m / 181 sq ft
 Total = 151.4 sq m / 1,630 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	60	
(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.

© CJ Property Marketing Produced for Country Properties

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

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

country
properties

country
properties