



# Rose Cottage Gardens

89 Walsworth Road, Hitchin,  
Hertfordshire, SG4 9FG  
Offers in Excess of £525,000

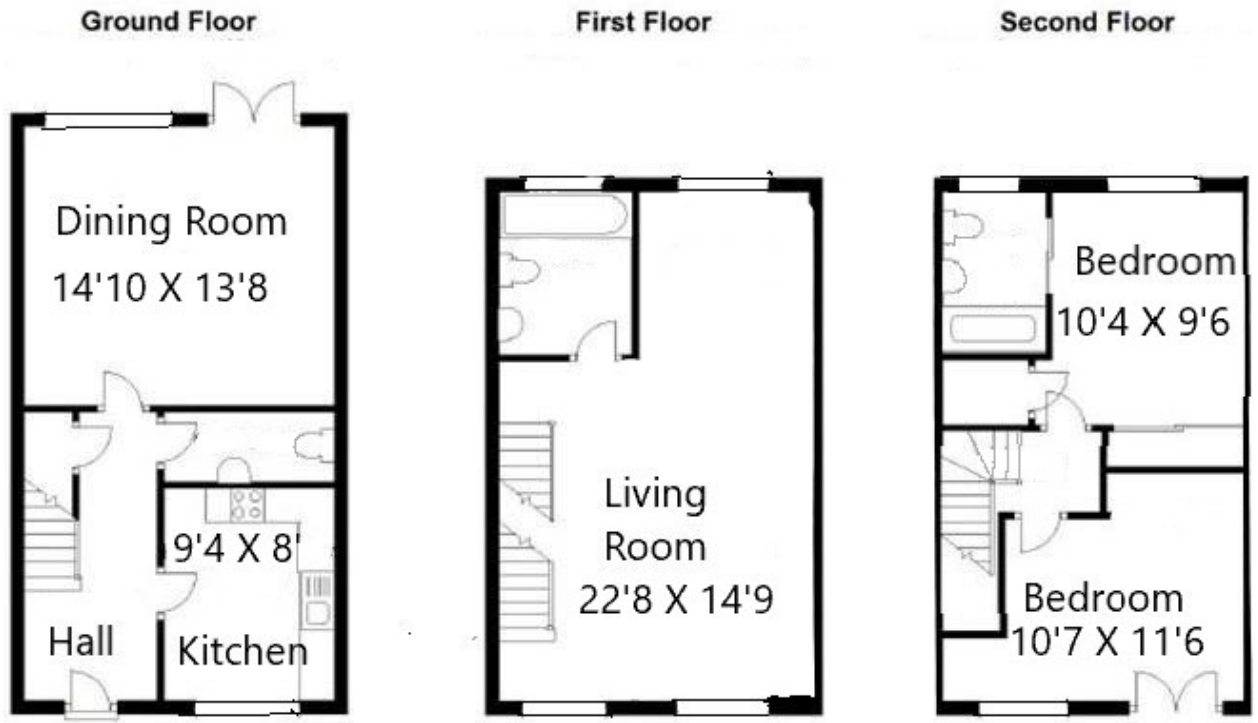
COUNTRY PROPERTIES  
PART OF HUNTERS

Rose Cottage Gardens is a modern gated private development of just fourteen properties built in 2008 within a five minute walk to the station. This particular property epitomises modern living and has been very cleverly converted from a four bedroom to a two bedroom contemporary property with a fantastic open living/entertaining area. The full accommodation starts on the ground floor with a welcoming entrance hallway and cloakroom, kitchen with fitted appliances and dining room with double doors out to the garden. The first floor comprises of a generous dual aspect living room and family bathroom. On the second floor are two generous bedrooms, one with a ensuite and the other with a Juliette balcony. Two big benefits for this property is that it comes with two allocated parking spaces and is being sold with no onward chain.

- Wonderful property in a gated complex near the station
- Formally a four bedroom property converted to two bedrooms
- Large living and entertaining space
- Kitchen with breakfast bar area
- Ensuite to master, family bathroom and cloakroom
- Two allocated car parking spaces
- 0.2 mile, 4 min walk to Hitchin train station (as per Google maps)
- NO ONWARD CHAIN







Total Aproximate Area is 829 sqft / 77 sqm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		91
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 to 100)	A		91
(81 to 91)	B		
(69 to 80)	C		79
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Wales & N.Ireland			
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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