



Brampton Park Road

Hitchin,
Hertfordshire, SG5 1XE
Guide Price £585,000

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Situated within a popular residential setting close by Hitchin Town Centre, this three bedroom period property is wonderfully presented throughout.

The ground floor accommodation comprises living room with bay window, dining room with door out to the rear, modern fitted kitchen/breakfast room with double doors leading out to the rear garden. To the first floor are two spacious bedrooms and a modern bathroom four piece bathroom suite. On the second floor is a generous principal bedroom with an en suite featuring wash hand basin and w.c.

To the outside is a lovely enclosed rear garden mainly laid to lawn with patio space, pathway to the amazing home office and all enclosed by timber fence. There is an additional patio area in front of the home office. The front offers a gravel front garden with tiled pathway leading to the front door. There is also side access through to the rear garden.

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.

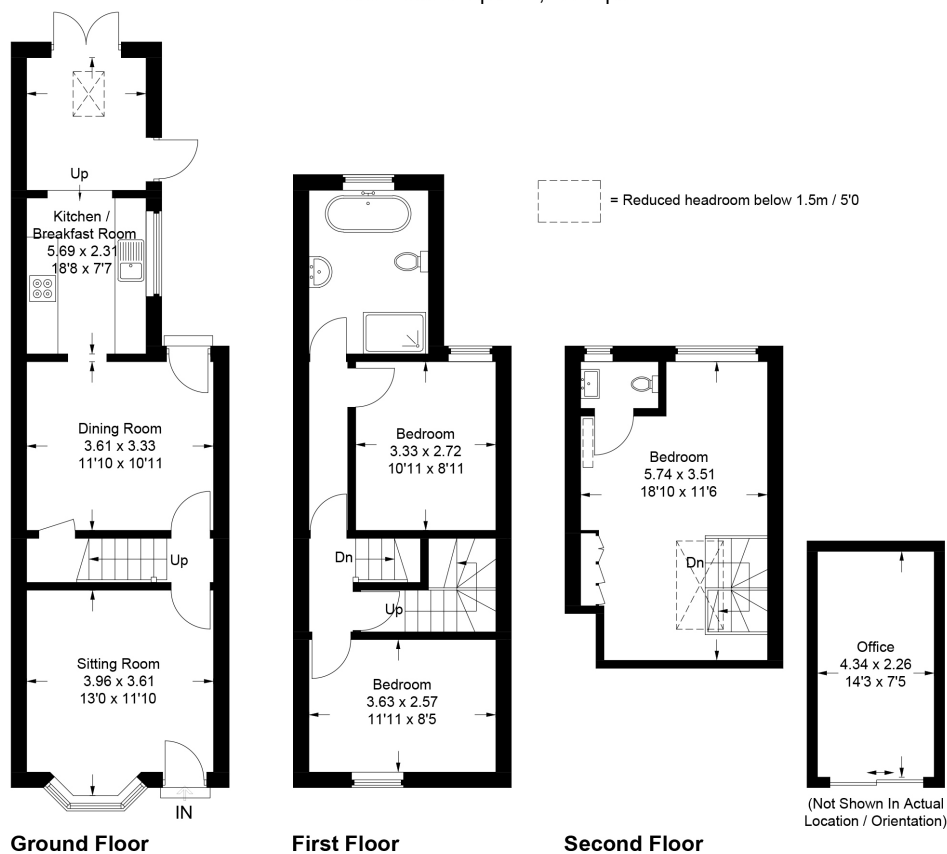
- Three bedroom period property in sought after location
- Separate reception rooms and extended kitchen/breakfast room
- Accommodation over three floors and large principal bedroom
- Wonderful enclosed garden with home office
- 0.9 miles, 16 min walk to Hitchin train station (as per Google Maps)
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 43.1 sq m / 464 sq ft
 First Floor = 36.0 sq m / 387 sq ft
 Second Floor = 20.2 sq m / 217 sq ft
 Office = 9.8 sq m / 105 sq ft
 Total = 109.1 sq m / 1,173 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(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

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

Country Properties | 6, Brand Street | SG5 1HX
 T: 01462 452951 | E: hitchin@country-properties.co.uk
 www.country-properties.co.uk

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