



Burford Way

Hitchin,
Hertfordshire, SG5 2XH
Guide Price £370,000

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Offered for sale with no onward chain. We are delighted to present this superb two bedroom semi-detached family home. The property occupies a fantastic plot of approximately 0.07 of an acre, boasting a generous rear garden. The property is located just a short walk away from the local allotments and Oughtonhead Common Nature Reserve.

This home offers well balanced accommodation throughout. As you enter the property you step into the entrance hall with stairs rising to the first floor and doors through to the main living areas. Moving from hallway, the living/dining room offers dual aspect accommodation. The kitchen is to the rear of the property comprising ample worksurfaces and storage. There is a side door that leads out to the covered walk way and provides access to various storage buildings, the sunroom and then the rear garden. On the first floor there are two bedrooms, the second bedroom with built-in cupboards and a three piece suite family bathroom.

Outside there are front and rear gardens. The rear garden is fully enclosed with both patio and lawn areas. There is an abundance of mature shrubs and trees. To the front is a low maintenance garden with a pathway leading to the front door.

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.

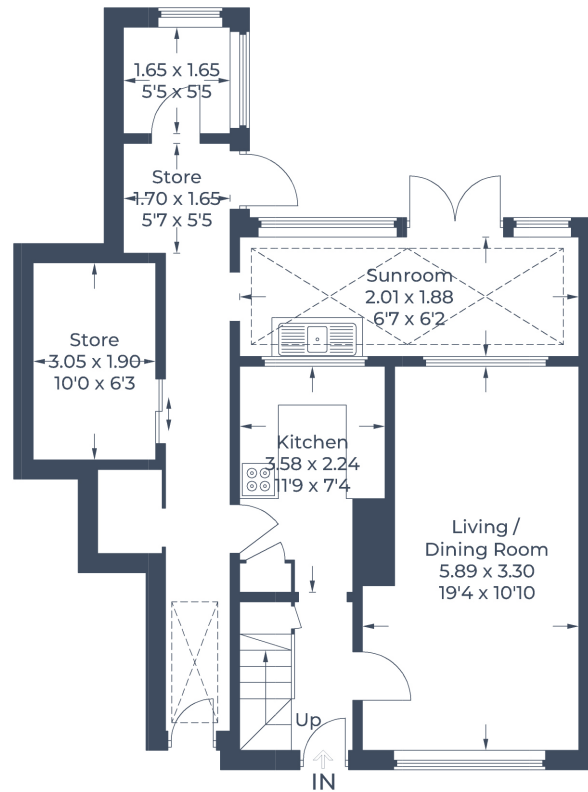
- Two bedroom semi-detached family home
- Dual aspect living/dining room and additional sun room
- Covered walk way through to the rear garden with storage options
- 1.8 miles, 35 min walk to Hitchin train station (as per Google Maps)
- 1.4 miles, 27 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN



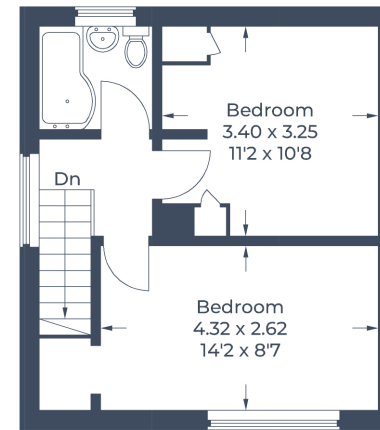




Approximate Gross Internal Area
 Ground Floor = 64.5 sq m / 694 sq ft
 First Floor = 31.2 sq m / 336 sq ft
 Total = 95.7 sq m / 1,030 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 52 | |
| (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

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