



Balmoral Road

Hitchin,
Hertfordshire, SG5 1XQ
Guide Price £790,000

country
properties

Set on one of Hitchin's most sought after residential roads, this beautifully extended four bedroom semi detached home offers generous living space, modern comforts, and excellent curb appeal. Perfectly suited for family life, the property benefits from a spacious driveway providing off street parking and is ideally located within easy reach of local schools, amenities, and transport links.

Step inside to discover a thoughtfully designed interior that blends character with contemporary style. The ground floor features a welcoming entrance hall, a bright and airy lounge offering a bay window with sash windows, an impressive open plan dining/family room ideal for entertaining and adding further flexibility to the layout. The extended kitchen/breakfast room includes a separate utility space, WC and access onto the rear garden. A standout feature is the delightful sun room, bathed in natural light and offering a tranquil space to unwind while enjoying views of the garden.

Upstairs, the property boasts four well proportioned bedrooms, including a generous principal bedroom with ample fitted storage and ensuite shower room. The well appointed family bathroom offers a WC, wash hand basin and bath with shower attachment.

Outside, the rear garden offers a private and well maintained space ideal for families. It also includes a large outbuilding with excellent storage, providing potential for a workshop, studio, or further development (subject to planning). The front of the property benefits from a driveway offering ample off street 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 King's Cross and Cambridge.

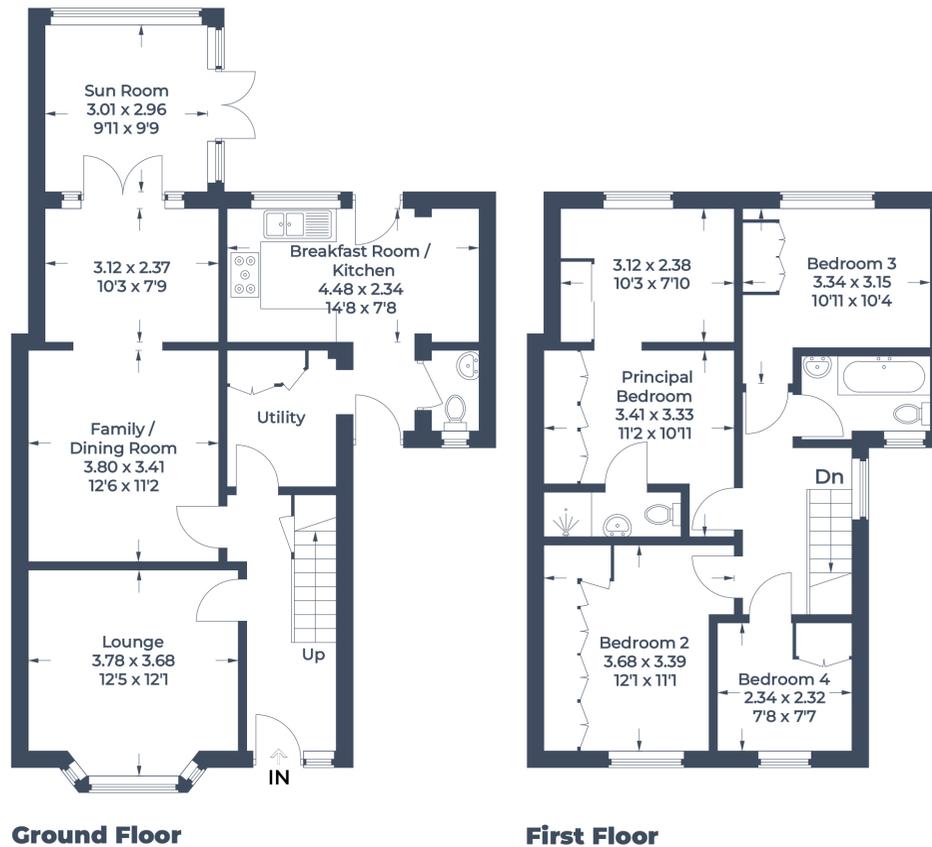
- Extended family home
- Four generous bedrooms
- Desirable location
- Driveway parking
- No onward chain
- 0.6 miles, 14 mins walk to town centre (as per Google maps)
- 1 miles, 22 mins walk to Hitchin train station (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 74.1 sq m / 798 sq ft
 First Floor = 58.5 sq m / 630 sq ft
 Total = 132.6 sq m / 1,428 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(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

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

country
 properties

country
properties