



Balmoral Road

Hitchin,
Hertfordshire, SG5 1XG
Guide Price £650,000

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Spacious Three Bedroom Semi-Detached Home with Garden Room in Prime Location

Situated in one of Hitchin's most sought after residential roads, this property is a well presented three bedroom semi-detached family home, offering generous living space, a fantastic garden, and a superb location close to local amenities.

The property features two separate reception rooms, providing excellent versatility for family life, entertaining, or working from home and also, a downstairs family bathroom. In addition, there's a bright and practical garden room, ideal as a home office, playroom, or additional living space with views over the garden.

Upstairs, there are three good sized bedrooms, with scope to personalise or extend (subject to planning permission).

To the rear, the home enjoys a beautiful south west facing garden, a real highlight of the property offering a peaceful, sunny retreat with plenty of space for outdoor living, gardening, or family play.

Located just a short walk from local shops, excellent schools, and green spaces, the property combines suburban tranquillity with everyday convenience, making it ideal for families, professionals or downsizers alike.

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.

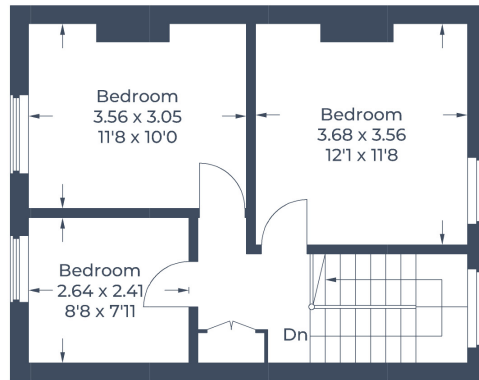
- Three bedroom semi-detached home
- Two separate reception rooms plus additional garden room
- South-west facing rear garden
- Located in a highly desirable part of Hitchin
- Close to schools, shops, and local amenities
- Scope for further improvement or extension (STPP)
- Ideal family home in a prime residential setting
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google Maps)
- 1.0 miles, 19 mins walk to Hitchin train station (as per Google Maps)



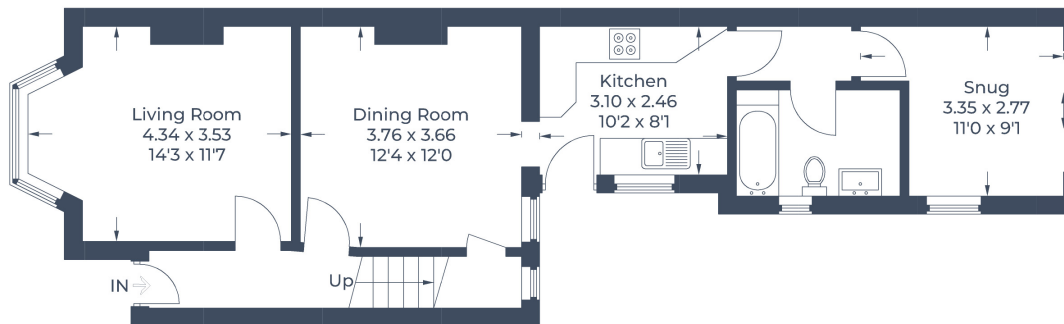




Approximate Gross Internal Area
Ground Floor = 58.4 sq m / 629 sq ft
First Floor = 40.6 sq m / 437 sq ft
Total = 99.0 sq m / 1,066 sq ft



First Floor



Ground Floor

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

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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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