



# Radcliffe Road

Hitchin,  
Hertfordshire, SG5 1QH  
Guide Price £460,000

country  
properties

Offered to the market with no onward chain, this three bedroom terraced town house is situated in a great location for access to the main line train station and benefits from a garage and parking at the rear.

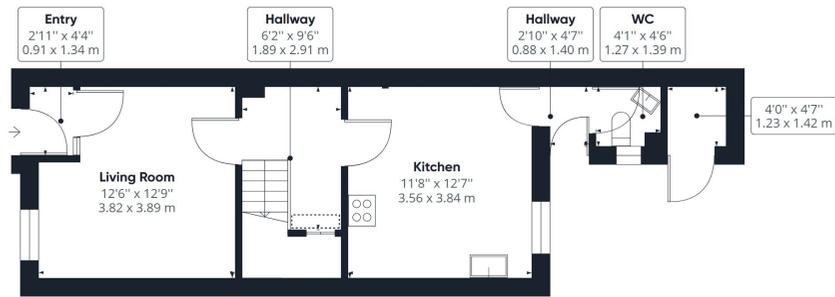
To the ground floor is the front reception room which then leads through to the kitchen/diner. At the rear of the property is an inner hallway with a side door leading to the rear garden followed by a downstairs cloakroom. On the first floor are two bedrooms and a family bathroom suite with the final bedroom occupying the second floor. To the outside, the front garden is a gravelled garden with pathway leading to the front door. The rear garden is low maintenance with access to the garage and a gate to the parking area.

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.

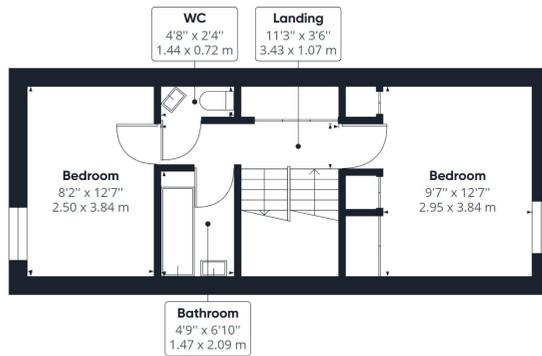
- Three bedroom family home over three floors
- Rear garden and garage providing off road parking
- Spacious kitchen/diner and living room
- 0.3 Mile, 8 Minute walk to Hitchin train station (as per Google Maps)
- 0.6 mile, 14 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1137.57 ft<sup>2</sup>  
105.68 m<sup>2</sup>

**Reduced headroom**

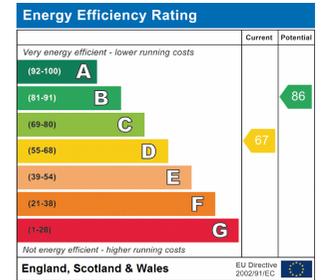
20.43 ft<sup>2</sup>  
1.90 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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