Highover Way

Hitchin,
Hertfordshire, SG4 0RQ

Guide Price   £450,000

country
properties

This three bedroom semi-detached family home is offered to the market with no onward chain.

The ground floor accommodation comprises an entrance hall, living room, W.C, a fitted kitchen and reception/dining room with sliding patio doors onto the rear garden. To the first floor are three generously sized bedrooms and a family bathroom including wash hand basin and bath with shower attachment.
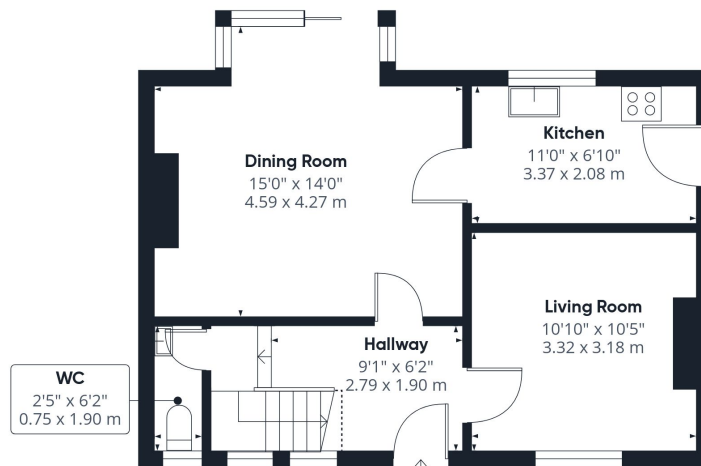
To the outside is a Southerly facing, enclosed rear garden mainly laid to lawn with access to outbuildings. The front garden is also mainly laid to lawn with pathway to the front door.

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.
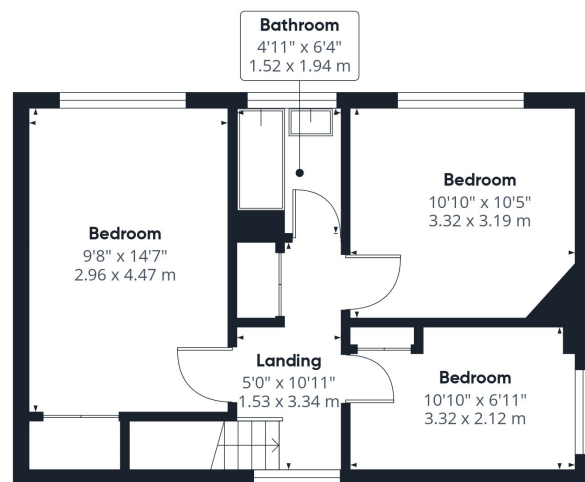
- Semi-detached family home
- Three generous bedrooms
- Front and rear gardens
- Two reception rooms
- 0.7 miles, 16 mins walk to Hitchin train station (as per Google Maps)
- 1.2 miles, 23 min walk to Hitchin town centre (as per Google Maps)

Dining Room
15'0" x 14'0"
4.59 x 4.27 m

Kitchen
11'0" x 6'10"
3.37 x 2.08 m

Living Room
10'10" x 10'5"
3.32 x 3.18 m

Hallway
9'1" x 6'2"
2.79 x 1.90 m

WC
2'5" x 6'2"
0.75 x 1.90 m

Floor 0

Bathroom
4'11" x 6'4"
1.52 x 1.94 m

Bedroom
9'8" x 14'7"
2.96 x 4.47 m

Bedroom
10'10" x 10'5"
3.32 x 3.19 m

Landing
5'0" x 10'11"
1.53 x 3.34 m

Bedroom
10'10" x 6'11"
3.32 x 2.12 m

Floor 1

Approximate total area[1]

878 ft²

81.6 m²
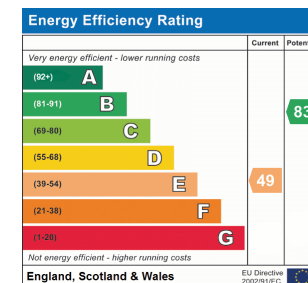
Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

.... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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