



Whitegale Close
Hitchin,
Hertfordshire, SG4 9LP
Guide Price **£525,000**

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properties

Brought to the market for the first time in 26 years is this three/four bedroom extended semi-detached family home located in a super and highly sought after cul-de-sac in south Hitchin which features the highly sought after SG4 9 postcode. The property is situated within walking distance of Hitchin's local schools, the historic town centre and the main line train station and offers an extended ground floor including family room previously used as an annex with en-suite.

This home offers wonderfully light and well balanced accommodation throughout arranged evenly over two floors. The accommodation commences with the large entrance hall which leads through to the spacious front living room. This in turn leads through to the dining room with double doors to the rear reception room and a further set leading to the rear garden. The kitchen is off of the dining room and offers a range of units and work space with a side door. The floor is completed with a downstairs three piece shower room suite. On the first floor are three bedrooms and a further three piece bathroom suite.

Outside the property to the front is a lawn garden with a driveway to the side providing off road parking and gates with a further driveway leading to the garage (re-felted in 2020), there is also a pathway to the rear. The rear garden is enclosed and mainly laid to lawn with mature trees and shrubs and two patio areas.

The vendors have added that Whitegale Close is a friendly neighbourhood, has it's own welcoming and useful What's App group. They have added and refurbished many things in the property including new carpet downstairs, new kitchen luxury vinyl flooring and new flotex upstairs bathroom carpet. There is a new front and french doors installed which are still under guarantee and a recently replaced gas boiler.

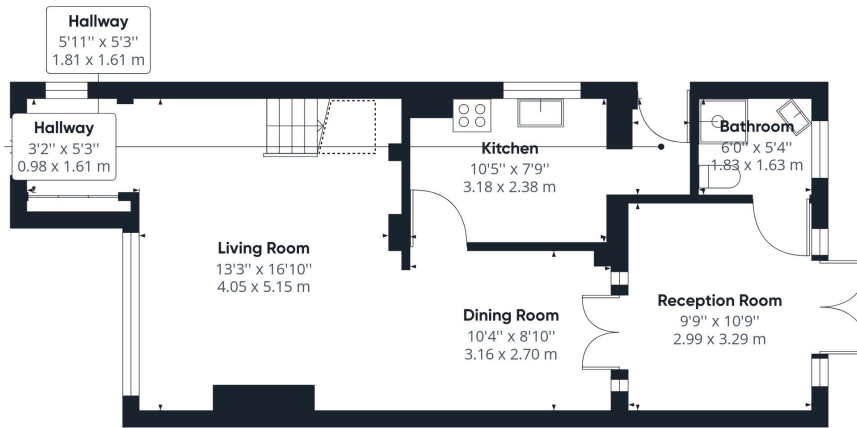
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 extended semi-detached family home
- Highly sought after cul-de-sac location
- Generous and extended living, dining and family room
- Driveway providing off road parking and access to garage
- Enclosed rear garden mainly laid to lawn
- 0.9 mile, 21 mins walk to Hitchin mainline railway station (as per Google Maps)
- 0.7 mile, 17 mins walk to Hitchin town centre (as per Google Maps)

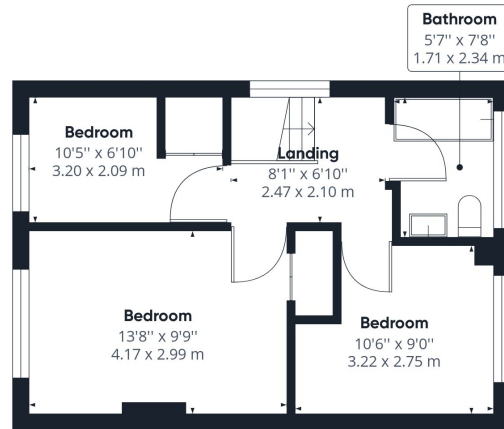








Floor 0



Floor 1

Approximate total area⁽¹⁾

998.04 ft²
92.72 m²

Reduced headroom

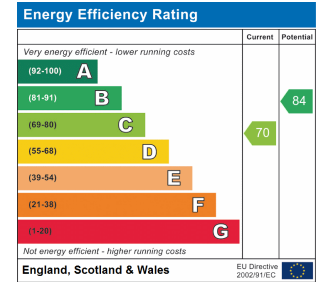
13.51 ft²
1.25 m²

(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.

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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

Viewing by appointment only

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