



Ransom Close

Hitchin,
Hertfordshire, SG4 9AX
Guide Price £1,095,000

country
properties

A delightful four bedroom detached family home located in ever popular South Hitchin providing easy access to the town centre as well as open countryside.

Presented in superb order throughout, this fine family home offers well balanced and versatile accommodation, spaciouly arranged over two floors. The Ground floor features three reception rooms as well as a fitted kitchen, separate utility and downstairs WC. The four bedrooms are located on the first floor with the principle enjoying its own dressing room and en-suite. Also on the first floor is the stylish family bathroom.

Outside is a wonderfully private and enclosed, south westerly facing rear garden with access into a separate home office and access either side leading to the front. The front, partially walled garden, features driveways providing off road parking and garage.

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.

- Detached family home
- SG4 9 - postcode area
- Four bedrooms - main bedroom with en-suite and dressing room
- Three reception rooms
- Home office
- Garage & off road parking
- South West facing rear garden
- 0.9 miles, 20 mins walk to Hitchin town centre (as per Google Maps)
- 1.6 miles, 32 min walk to Hitchin train station (as per Google Maps)



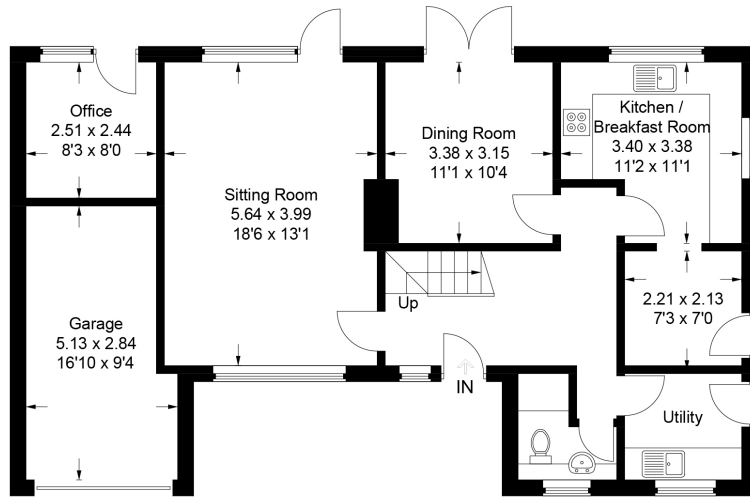




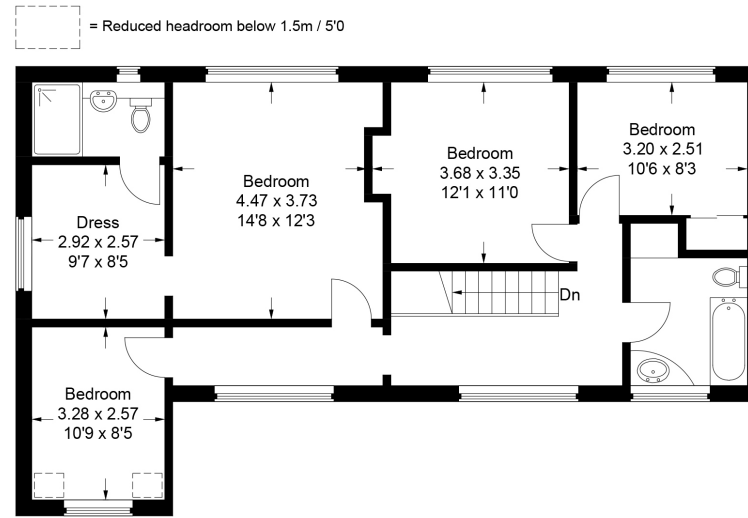
Approximate Gross Internal Area
 Ground Floor = 71.6 sq m / 771 sq ft
 First Floor = 82.0 sq m / 883 sq ft
 Office / Garage = 20.2 sq m / 217 sq ft
 Total = 173.8 sq m / 1,871 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	79
England, Scotland & Wales			
EU Directive 2002/91/EC			



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Country Properties

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

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