



# Truemans Road

Hitchin,  
Hertfordshire, SG5 2TD  
Guide Price £450,000

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This is a superb three bedroom semi-detached property that has been thoughtfully and well extended over the years to offer very generous living space. The property occupies a fantastic plot of approximately 0.09 of an acre and houses a large driveway, carport and home office/bedroom with en-suite.

This home offers wonderfully light, balanced accommodation throughout arranged over two floors. The accommodation commences with an entrance hall with the stairs rising to the first floor and a downstairs cloakroom. From here there is a wonderful through living room with a feature fireplace and which leads through to the kitchen/diner. The kitchen is well designed and appointed and offers everything needed for a modern kitchen with granite work surfaces and range oven. There is a utility room off of the kitchen with service for both washing machine and tumble dryer as well as a modern boiler. Upstairs offers a generous landing with large airing cupboard leading to a light and airy principal bedroom. There are two further bedrooms and a family bathroom. Outside and to the rear is a lovely garden that offers a decked patio area, plenty of lawn, a carport and a wooden shed. The gem is the exceptional and purpose built home office/ bedroom that is fully insulated and ideal for guests. To the front of the property is ample off road parking and a driveway which leads through lockable gates to the carport.

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.

- A wonderful three bedroom semi-detached family home
- Generous 18ft living room with additional kitchen and open dining room
- Driveway providing off road parking for numerous cars and carport behind lockable gates
- Fitted Kitchen with range cooker and additional utility room
- Annex/office with ensuite shower room
- 1.7 mile, 33 mins walk to Hitchin Train Station (as per Google Maps)
- 1.3 mile, 27 mins walk to Hitchin town centre (as per Google Maps)

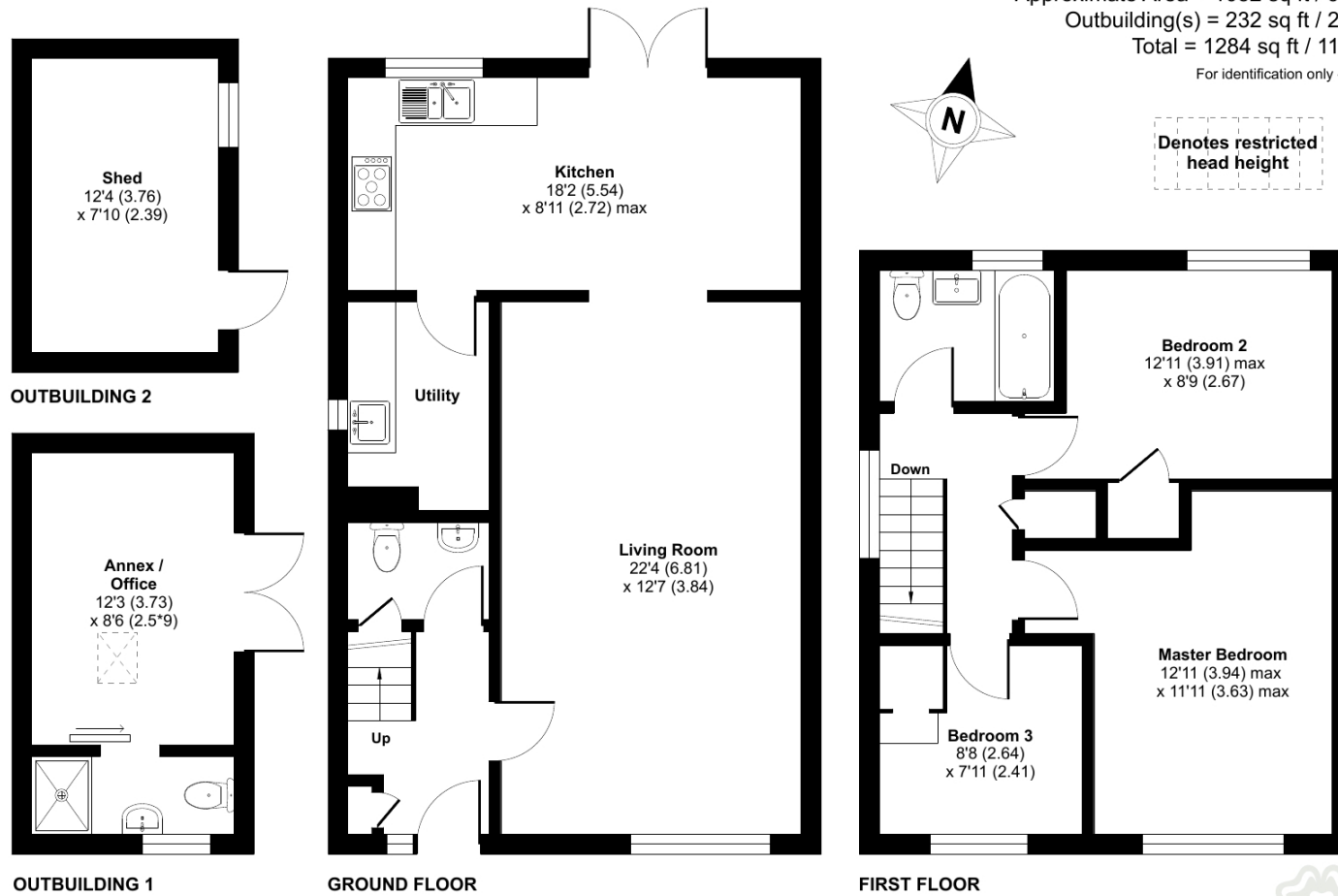






Approximate Area = 1052 sq ft / 97.7 sq m  
 Outbuilding(s) = 232 sq ft / 21.5 sq m  
 Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		84	87
England, Scotland & Wales		EU Directive 2002/91/EC	

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 960287



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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