



Swinburne Avenue

Hitchin,
Hertfordshire, SG5 2RD
Guide Price £395,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom family home located in a quiet cul-de-sac on the edge of North West Hitchin yet within easy reach of the town centre.

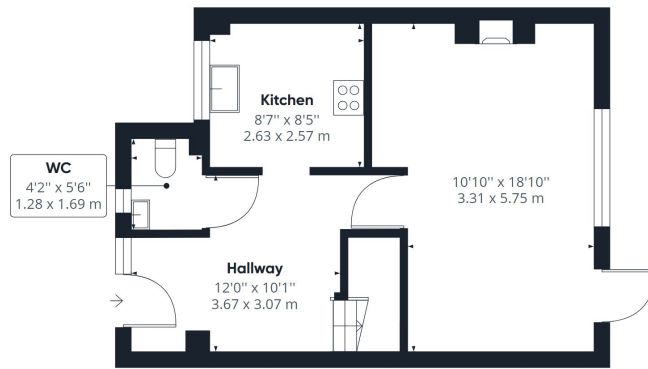
Situated on the edge of Oughtonhead Common, the property offers well balanced accommodation arranged over two floors with the ground floor featuring a spacious entrance hall, modern kitchen, cloak room and living / dining room. Upstairs is the family bathroom and three good sized bedrooms – two of which enjoying wonderful views over open countryside and on to the delightful Common. Outside is a private and enclosed rear garden and driveway providing off road parking to the front.

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.

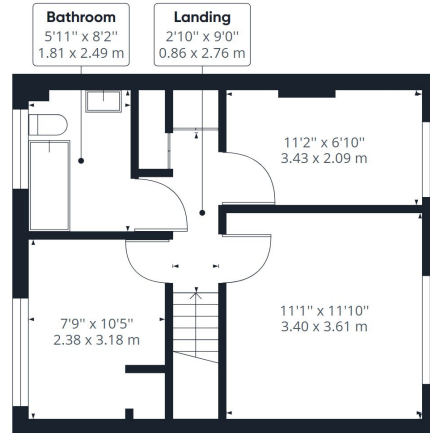
- Three bedroom family home
- Modern kitchen
- Spacious living/dining room
- Close to Oughtonhead Common Nature Reserve
- Off road parking
- 1.8 miles, 34 min walk to Hitchin train station (as per Google maps)
- 1.3 miles, 23 min walk to Hitchin town centre (as per Google maps)







Floor 0



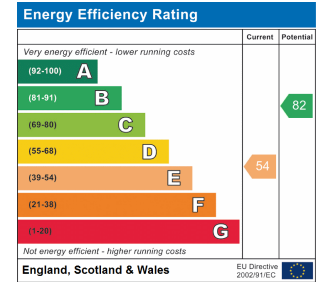
Floor 1

Approximate total area⁽¹⁾
 840.33 ft²
 78.07 m²

(1) Excluding balconies and terraces

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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