



# Wedmore Road

Hitchin,  
Hertfordshire, SG4 9JH  
Guide Price £375,000

country  
properties



A three bedroom end of terrace family home situated in a quiet location in the highly regarded SG4 9 postcode area and within close proximity to the local schools and amenities.

The ground floor features an entrance hall, spacious lounge with open fireplace and separate dining room leading onto the kitchen. There is also a downstairs WC and convenient storage cupboard. To the first floor are three bedrooms, one featuring a fireplace (capped), the family bathroom and access to the insulated loft. The front of the property has a well maintained garden, gated side access and on street parking. To the rear is a beautiful wildlife garden lovingly cared for by the current owner, with a studio which could act as a home office or used for additional storage.

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
- End of terrace
- Living room and separate dining room
- Front and rear gardens
- Studio to the rear of the garden
- 0.9 miles, 21 min walk to Hitchin train station (as per Google maps)
- 0.7 miles, 15 min walk to Hitchin town centre (as per Google maps)

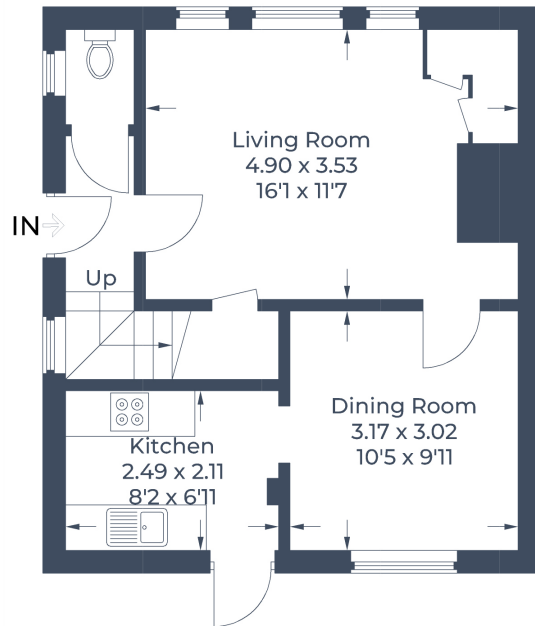




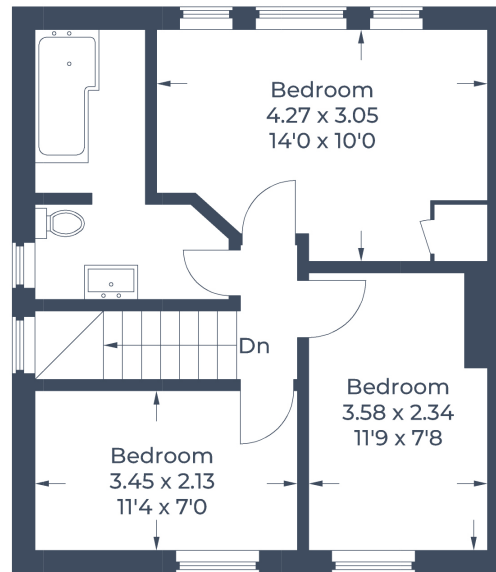




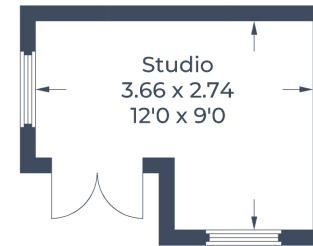
Approximate Gross Internal Area  
 Ground Floor = 41.0 sq m / 441 sq ft  
 First Floor = 40.7 sq m / 438 sq ft  
 Studio = 8.3 sq m / 89 sq ft  
 Total = 90.0 sq m / 968 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		63
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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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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