



Bowmans Avenue

Hitchin,
Hertfordshire, SG4 9QD
Guide Price £550,000

country
properties

Well Appointed Three Bedroom Semi-Detached Family Home in SG4 9

Situated in the desirable SG4 9 postcode area, this spacious and well maintained three bedroom semi-detached home is ideal for families seeking a blend of comfort, convenience, and location. The property offers an entrance hall with a study. This leads through to a fabulous kitchen with built-in appliances, breakfast island and ample storage options. In turn this feeds through to a useful utility room. There is a bright and airy living/dining room with log burner and bi-fold doors leading out to the rear garden. This floor is then completed with a downstairs shower room.

Upstairs, you'll find three generously sized bedrooms and a family bathroom. Outside, the home features a private rear garden, perfect for family time or outdoor dining with two patio areas. There is side access and the added benefit of off road parking to the front.

This property is ideal for families or couples looking to settle in a well connected and family friendly part of Hitchin. Early viewing is highly recommended.

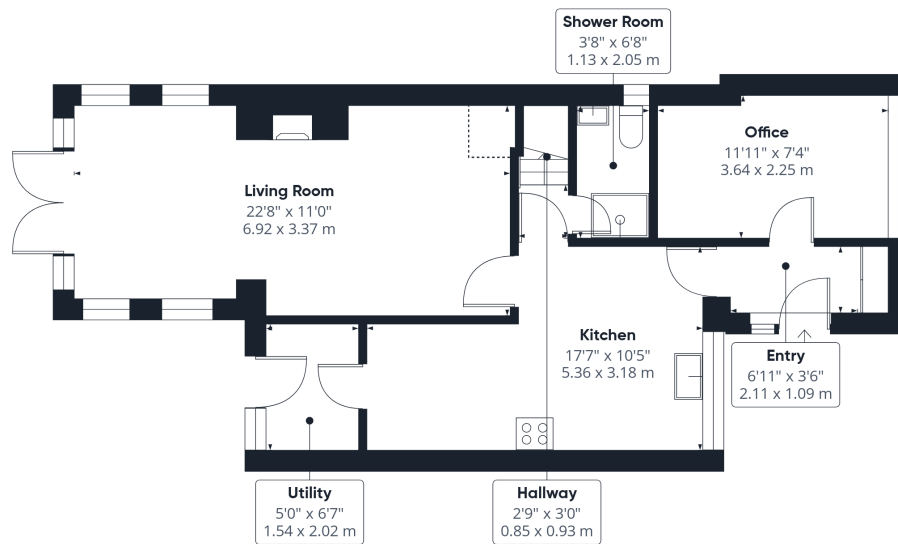
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 well-proportioned bedrooms
- Spacious living and dining areas
- Fitted kitchen with garden access
- Family bathroom and cloakroom
- Private and enclosed rear garden
- Driveway providing off road parking for multiple cars
- EV electric charging point
- 1 mile, 22 mins walk to Hitchin town centre (as per Google maps)
- 0.8 miles, 17 mins walk to Hitchin train station (as per Google maps)

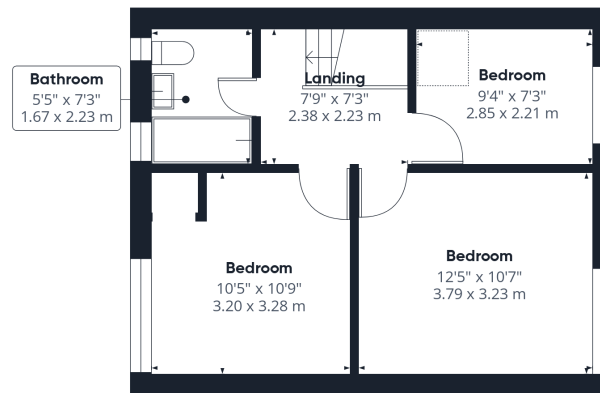








Floor 0



Floor 1

Approximate total area⁽¹⁾

991 ft²

92.1 m²

Reduced headroom

7 ft²

0.7 m²

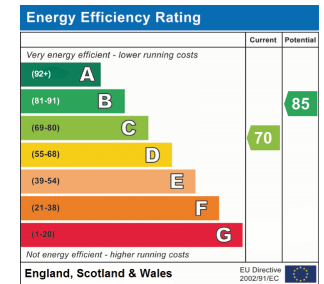
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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