



Moormead Close

Hitchin,
Hertfordshire, SG5 2BA
Guide Price £850,000

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A rare opportunity to acquire this beautifully extended three bedroom semi-detached family home positioned within a desirable cul de sac location.

The ground floor accommodation comprises spacious entrance hall, living room with bay window and fireplace opening onto an additional reception space. Stretching across the rear of the property is a stunning modern kitchen/dining space with bifold doors and lantern skylight. This room provides access to a separate utility room and W.C.

To the upstairs are two generous double bedrooms with fitted wardrobes with the primary bedroom benefitting from a bay window. There is a single bedroom and a modern four piece bathroom suite to finalise the first floor accommodation.

To the outside is a private and enclosed South facing rear garden which is mainly laid to lawn, separate vegetable patch with shed and greenhouse and a wonderful patio space with electric awning. To the front is driveway parking for several vehicles and well maintained garden.

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.

- Desirable cul de sac location
- Three bedroom extended family home
- Great condition throughout
- South facing rear garden
- Driveway parking
- 1.4 miles, 34 mins walk to Hitchin train station (as per Google Maps)
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 83.7 sq m / 901 sq ft
 First Floor = 46.7 sq m / 503 sq ft
 Total = 130.4 sq m / 1,404 sq ft

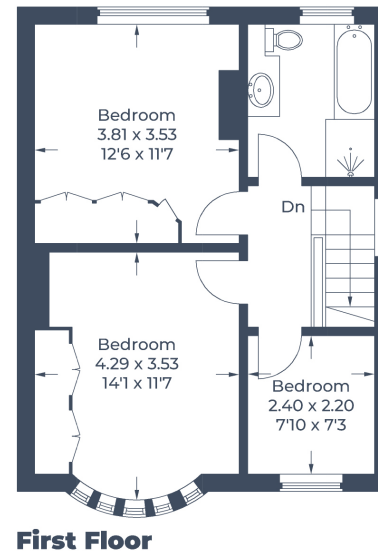
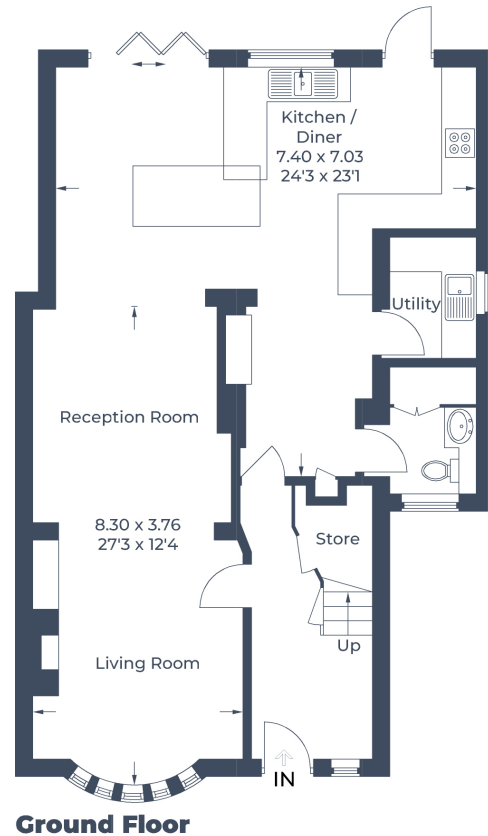


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)		
(69-80)	C	66
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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