



Manton Road

Hitchin,
Hertfordshire, SG4 9NP
Guide Price £700,000

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This superb four bedroom semi-detached family home resides in a quiet residential road in the highly sought SG4 9 postcode area of Hitchin. The property resides within easy walking distance to the local amenities, local schools and only a few minutes stroll from open countryside.

This home offers wonderfully light and balanced accommodation throughout arranged over two floors. The accommodation commences with the entrance hallway that flows through offering stairs rising to the first floor accommodation and access to the main living areas. To the front of the property is the living room with a large picture window. At the rear of the property is the kitchen/breakfast room which really is the hub of the house and offers sliding doors through to the conservatory. Off of the kitchen is a doorway through to a shower room and additional reception room or a downstairs bedroom. This additional space could easily be used as a guest suite or annex option. There is also a door which leads through to the garage. Upstairs there are three bedrooms including the main principal bedroom suite with an en-suite shower room and dressing room. The floor is completed with a family bathroom.

The property resides on an elevated plot with a lovely rear garden bordered by fencing. There is a lovely patio and lawn area. The front of the property offers off road parking on the block paved driveway and access to the integral garage.

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.

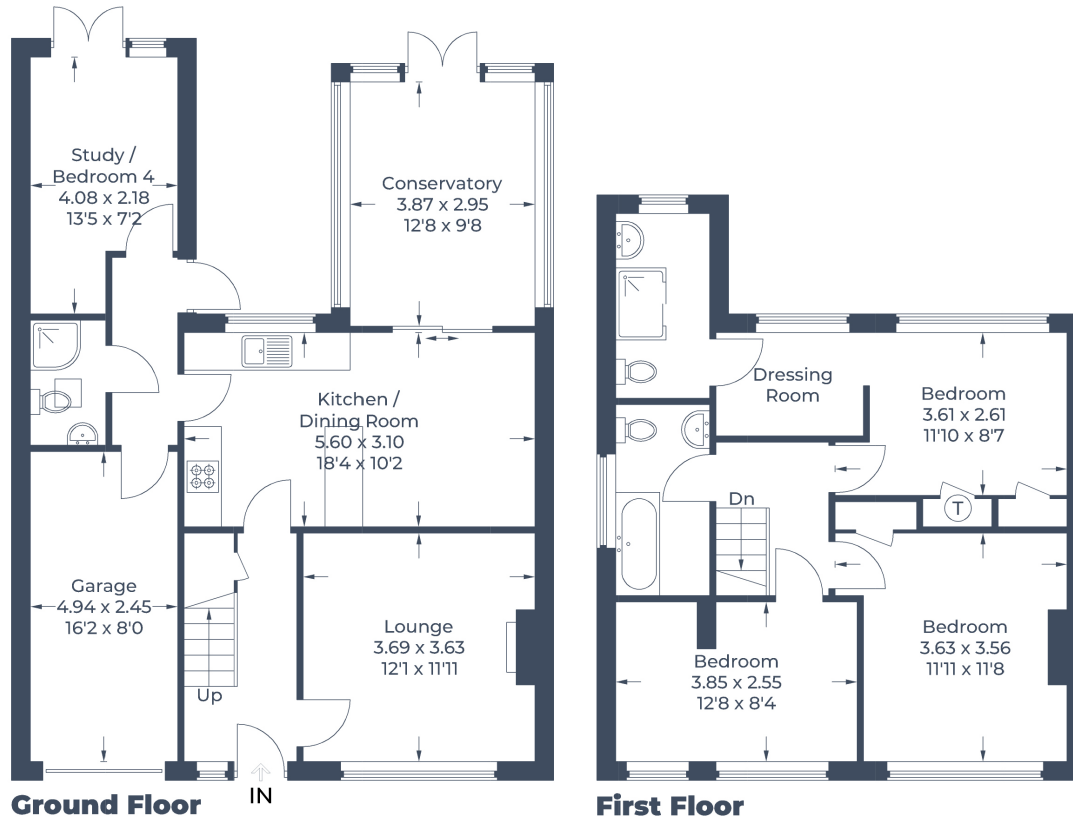
- A wonderful and extended four bedroom family home
- Quiet village location in the SG4 9 postcode area
- Principal bedroom suite with dressing area and en-suite
- Generous living room, study/bedroom four, conservatory and kitchen/breakfast room
- Enclosed private rear garden with lovely patio area
- 1.1 miles, 22 min walk to Hitchin town centre (as per Google Maps)
- 1.2 miles, 27 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 77.9 sq m / 838 sq ft
 First Floor = 52.2 sq m / 562 sq ft
 Total = 130.1 sq m / 1,400 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	81
(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	

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Viewing by appointment only

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