



St Johns Road

Hitchin,
Hertfordshire, SG4 9JP
Guide Price £670,000

COUNTRY PROPERTIES
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We are delighted to bring to the market this wonderful double bay fronted four bedroom semi-detached property which is located in the highly sought after SG4 9 postcode area of Hitchin. The property is situated on a corner plot within good catchment areas to local schools and is just down the road to the local playing fields making it an ideal spot for family living.

The spacious accommodation is evenly spread over two floors and offers a real light and airy feel. There is a welcoming entrance hall which serves the ground floor and offers a stairway leading to the first floor. There are two bay fronted reception rooms and a really generous kitchen/dining room with patio doors leading to the rear garden and an additional utility room and cloakroom. The first floor offers four bedrooms with a three piece ensuite shower room to the main bedroom and a three piece family bathroom. Outside and to the front of the property is a block paved driveway offering plenty of parking enclosed by brick wall. To the rear of the property is a delightful and privately enclosed garden which is mainly laid to lawn with a patio area, storage shed and green house and raised beds. To fully appreciate everything this property has to offer, we highly recommend viewings.

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.

- Four bedroom semi-detached family home
- Generous enclosed rear garden
- Separate bay fronted reception rooms and lovely kitchen/dining room
- Ensuite shower room and family bathroom
- Planning permission approved for two storey rear extension
- 0.9 mile, 18 mins walk to Hitchin mainline train station (as per Google maps)
- 0.5 mile, 11 mins walk to Hitchin town centre (as per Google maps)

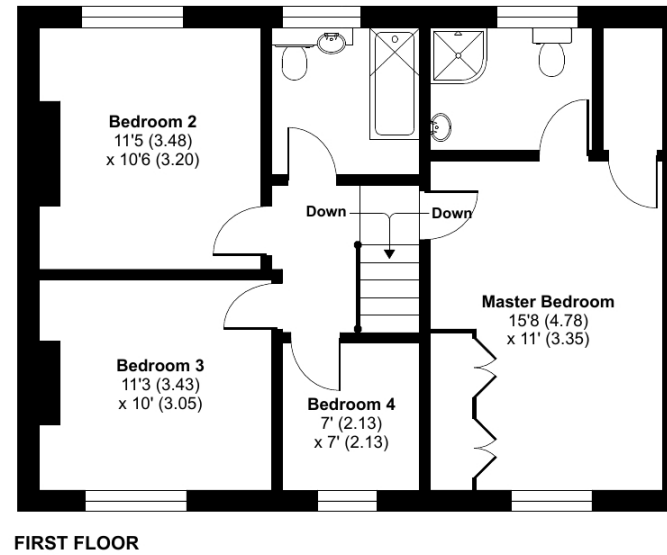
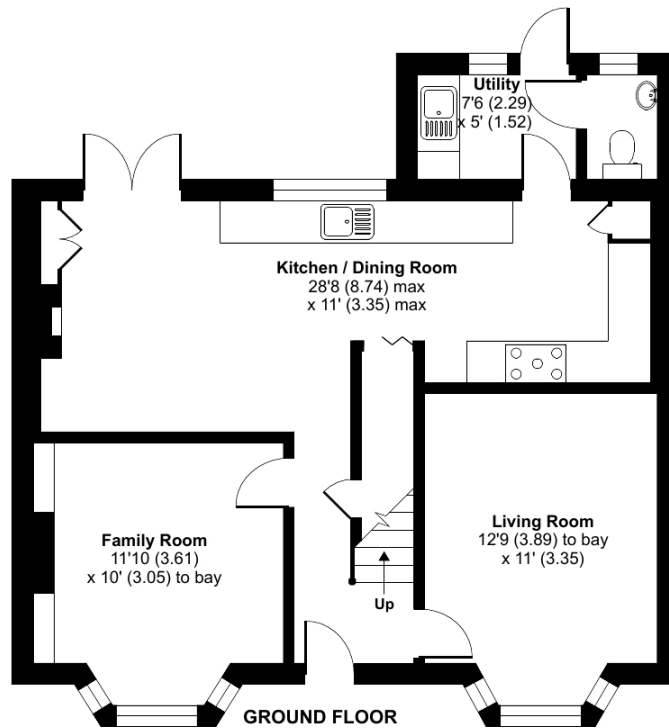






Approximate Area = 1380 sq ft / 128.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 66 | 80 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 806090



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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