



Bedford Road

Hitchin,
Hertfordshire, SG5 2TP
Offer in excess of £1,250,000

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Exceptional Four/Five Bedroom Terraced Home with Stylish Interiors and Off-Road Parking

Located in a popular and well connected area of Hitchin, the property is a beautifully refurbished and extended four/five bedroom terraced family home that offers a perfect blend of space, design, and functionality.

This contemporary property has undergone a full renovation, thoughtfully reconfigured to create a spacious and versatile layout. At the heart of the home is a stunning open plan kitchen/dining area, complete with modern fittings, air conditioning and underfloor heating and full-width bi-fold doors opening onto the rear garden – ideal for entertaining and everyday family life. Three reception rooms, one with an open fireplace, provides adaptable space for a living room, study and playroom, or even a fifth bedroom if desired. Completing the ground floor is a convenient cloakroom with W.C.

Upstairs, the property benefits from a loft conversion, offering an additional double bedroom or flexible living area with a walk in wardrobe. The stylish family bathroom and both en-suite bathrooms complement the home's high quality finish, while large windows throughout bring in excellent natural light and two open fireplaces boasting character in both bedrooms.

To the front, a private driveway offers convenient off road parking for two cars, and the rear garden provides a secure and pleasant outdoor space for the whole family. The rear garden also benefits from a garden office suitable for either a home office or gym.

A truly impressive family home offering modern living in one of Hitchin's most sought after residential locations and within catchment of Samuel Lucas JMI School (Primary) and Hitchin Boys School (Secondary), both outstanding schools and within 200-300m walking distance.

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.

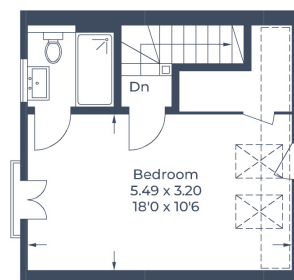
- Four/five spacious bedrooms including loft conversion
- Stunning open plan kitchen/dining room with bi-fold doors and air conditioning system
- Three reception rooms offering flexible living options
- Recently refurbished and extended throughout
- Modern bathrooms and quality finishes
- Driveway providing off-road parking for two cars
- Situated close to Hitchin town centre, outstanding local schools, and amenities



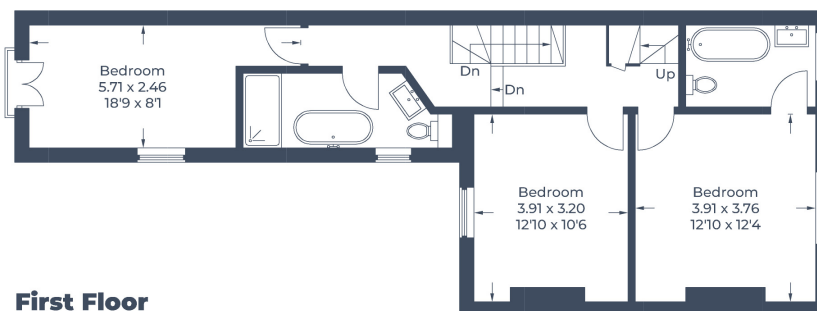




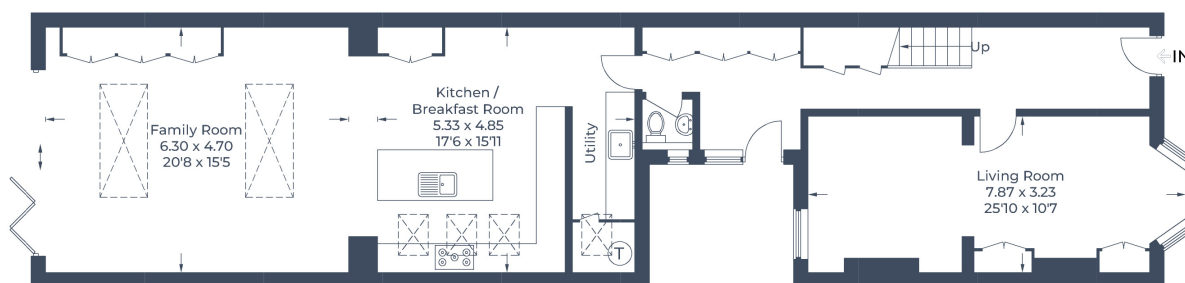
Approximate Gross Internal Area
 Ground Floor = 109.8 sq m / 1,182 sq ft
 First Floor = 64.6 sq m / 695 sq ft
 Second Floor = 28.0 sq m / 301 sq ft
 Garden Room / Store = 17.5 sq m / 188 sq ft
 Total = 219.9 sq m / 2,366 sq ft



Second Floor



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	
		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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