



Granville Road

Hitchin,
Hertfordshire, SG4 0LE
Guide Price £550,000

country
properties

A delightful three bedroom semi detached chalet bungalow located in the popular Purwell area of Hitchin, providing easy access to the mainline station, shops and schools.

This property offers well balanced and versatile accommodation spaciouly arranged over two floors. The ground floor has a hallway with stairs to the first floor, living room with feature fireplace, fitted kitchen, a bright and airy dining room with doors out to the rear garden, double bedroom with fitted wardrobes, family bathroom and separate utility room. The remaining two bedrooms are located on the first floor, both with built in wardrobes, with the main bedroom enjoying its own en-suite shower room. Eaves storage can be accessed via the landing.

Outside is a wonderfully private and enclosed rear garden with large metal shed and to the front a driveway providing off road parking.

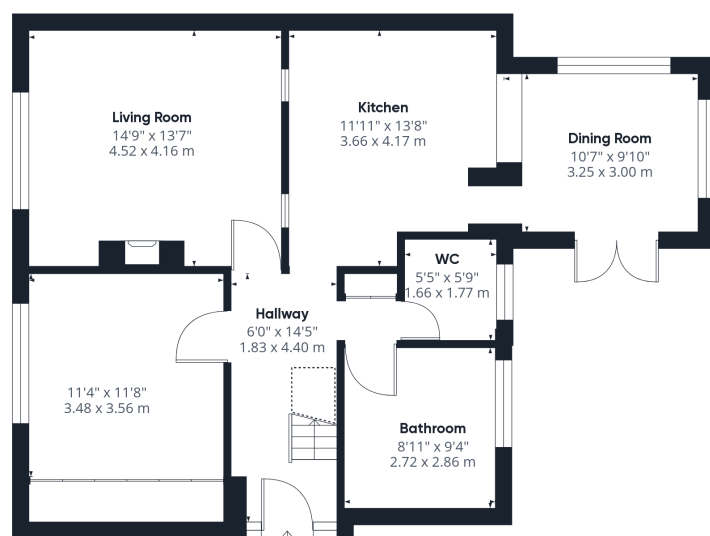
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 bedroom chalet bungalow
- Family bathroom and ensuite
- Driveway with off road parking
- Chain free
- 0.9 miles, 20 mins walk to Hitchin train station (as per Google maps)
- 1.5 miles, 34 min walk to Hitchin town centre (as per Google maps)

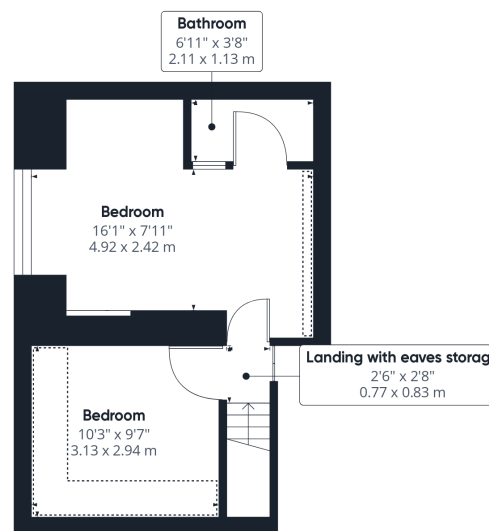




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾

1141.08 ft²
106.01 m²

Reduced headroom

54.22 ft²
5.04 m²

(1) Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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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