



Purwell Lane

Hitchin,
Hertfordshire, SG4 0NG
Guide Price £465,000

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A Charming Three Bedroom Semi Detached Home Overlooking Purwell Meadow

Nestled in a sought after location this delightful three bedroom semi detached home offers a perfect blend of character, comfort, and convenience.

Step inside to discover two spacious reception rooms, ideal for both entertaining and relaxing. The property boasts fitted kitchen, generous bedroom sizes, and a light filled interior throughout.

Outside, you'll find beautifully landscaped gardens to the front and rear, providing a tranquil retreat and plenty of space for outdoor enjoyment. Whether you're sipping morning coffee or hosting summer gatherings, the garden is a true highlight.

With its peaceful setting, lovely outlook, and versatile living space, the property is a wonderful opportunity for families, professionals, or anyone seeking a home with charm and potential.

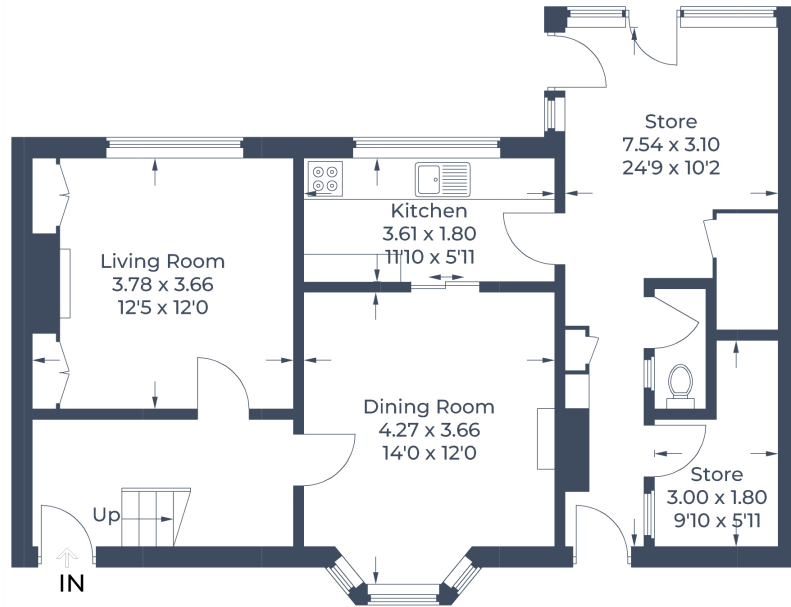
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 family home
- Two separate reception rooms
- Three well proportioned bedrooms
- Stunning views over Purwell Meadow
- Beautiful front and rear gardens
- Quiet and desirable location
- 1.6 miles, 36 mins walk to Hitchin town centre (as per Google Maps)
- 1.1 miles, 24 mins walk to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN

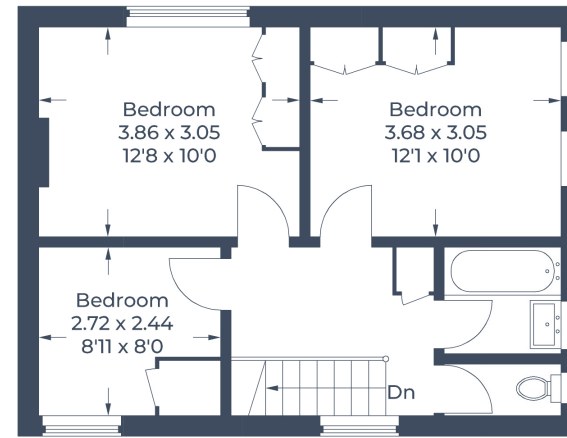




Approximate Gross Internal Area
 Ground Floor = 68.5 sq m / 737 sq ft
 First Floor = 42.9 sq m / 462 sq ft
 Total = 111.4 sq m / 1,199 sq ft



Ground Floor



First Floor

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		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	70
(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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