



Broadmead

Hitchin,
Hertfordshire, SG4 9LU
Guide Price £550,000

COUNTRY PROPERTIES
PART OF HUNTERS

We are delighted to bring to the market this two/three bedroom semi-detached family home located in a highly sought after road in south Hitchin which features the highly sought after SG4 9 postcode. The property is situated within walking distance of Hitchin's historic town centre 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 porch that flows through to the hallway which offers a storage cupboard, access to both the bathroom and w.c. and stairs rising to the first floor accommodation. The ground floor then comprises a dual aspect living room, a study/bedroom three, a kitchen/breakfast room and a utility room. Upstairs, offers a landing area where there are the two bedrooms off of. The principal bedroom offers two wardrobes and the second bedroom is of a good size. The property resides on a good plot with a generous garden bordered by mature trees. There is a lovely patio area and a raised rear garden that is mainly laid to lawn. There is a hard standing which currently has a summer house. The front of the property offers a driveway providing off road parking and access to a single 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 two/three bedroom semi-detached family home
- SG4 9 postcode area of Hitchin
- Dual aspect living room with additional bedroom three/study
- Mature and private rear garden, driveway and garage
- 1.1 mile, 23 mins walk to Hitchin mainline train station (as per Google Maps)
- 0.9 mile, 18 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN

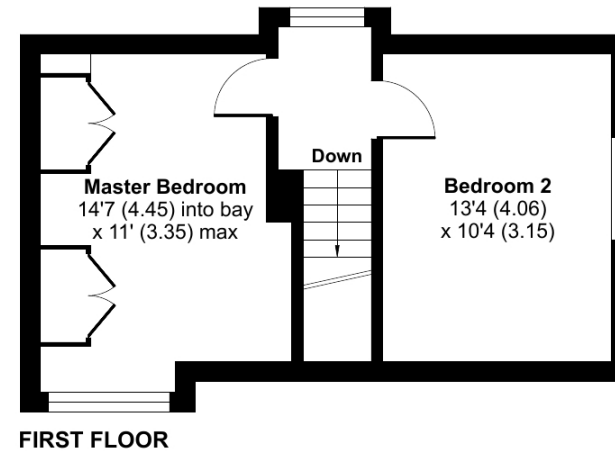
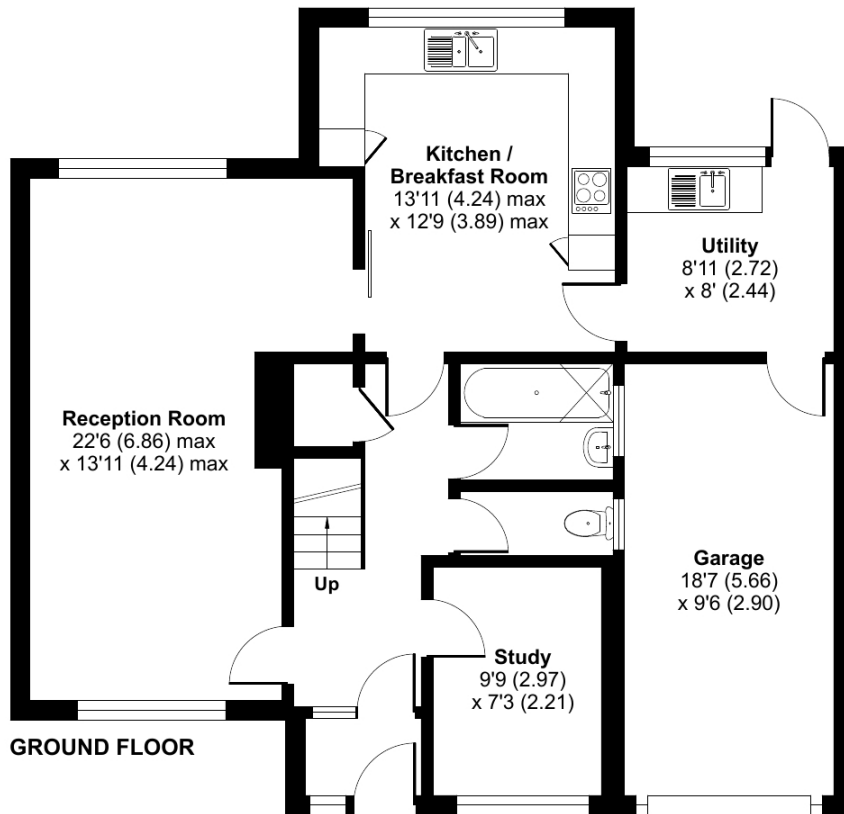




Approximate Area = 1104 sq ft / 102.6 sq m
 Garage = 167 sq ft / 15.5 sq m
 Total = 1271 sq ft / 118.1 sq m

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		78
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 2023. Produced for Country Properties. REF: 966500



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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