



# King Georges Close

Hitchin,  
Hertfordshire, SG5 2UW  
£310,000

country  
properties



Immaculate two bedroom first floor maisonette benefitting from a rear garden, garage and parking. The property is offered to the market with no onward chain.

Tucked away in a peaceful cul-de-sac location, King Georges Close is a beautifully presented two-bedroom first floor maisonette, offering stylish and low-maintenance living in a quiet and convenient setting.

Immaculately maintained throughout, the property features a bright and spacious living area, two well-proportioned bedrooms, a modern kitchen, and a contemporary bathroom. Ideal for first-time buyers, downsizers or investors alike, the home is chain free and ready to move into.

One of the standout features is the private garden, perfect for relaxing or entertaining, along with off-road parking and a garage for additional storage or vehicle use. The property also enjoys a unique position siding onto King George's playing field, offering open views and a real sense of space.

A rare opportunity to secure a move-in ready home in a tranquil setting , early viewing is highly recommended.

We have been informed by the vendor that the remaining lease on the property is 169 years. With no service charge and a peppercorn ground rent.

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.

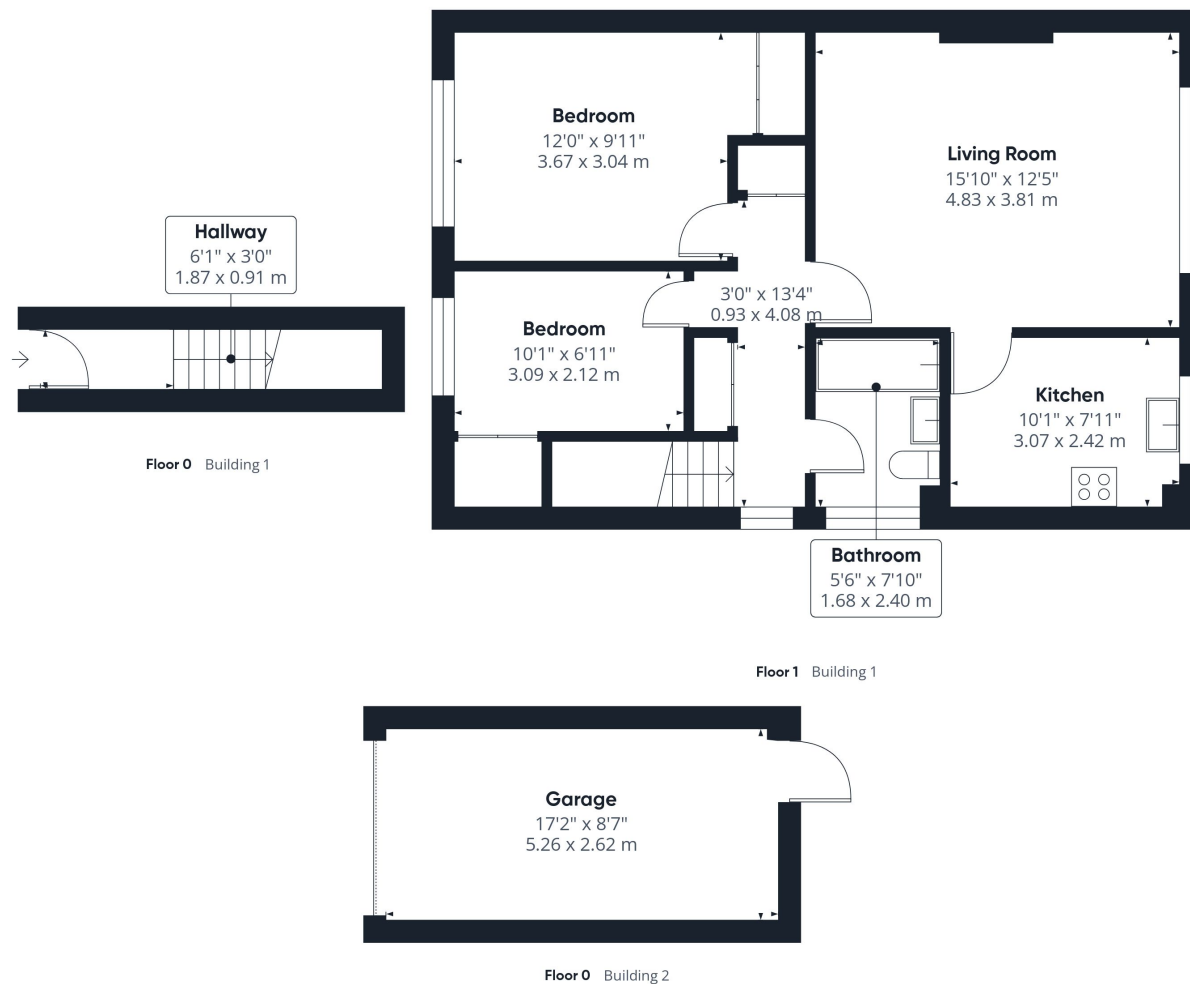
- Two-bedroom first floor maisonette
- Well presented throughout
- Garage and off-road parking
- Private garden
- Quiet cul-de-sac location
- Siding onto King George's playing field
- Ideal for first-time buyers or investors
- Chain free sale
- 1.2 Miles, 26 mins walk to Hitchin town centre (as per Google Maps)
- 1.3 miles, 28 Mins walk to Hitchin mainline railway station (as per Google Maps)









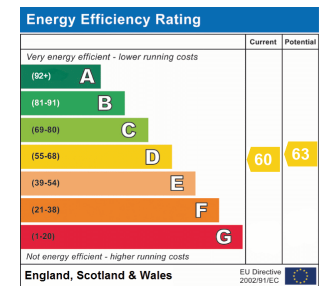


Approximate total area<sup>(1)</sup>  
798 ft<sup>2</sup>  
74.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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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