



# Mount Pleasant

Hitchin,  
Hertfordshire, SG5 2BG  
Guide Price £1,200,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A wonderful five bedroom detached family home that is situated in a quiet cul-de-sac on the highly sought-after West side of Hitchin. This beautiful 1930's double bay fronted detached house occupies a good plot and has been transformed by the current owners and has been redecorated throughout.

The property offers a pristine and versatile layout spanning over 2,000 sq.ft. The accommodation commences with the welcoming entrance hall which provides under stairs storage, cloakroom and stairs rising to the first floor. The main reception room is a wonderful light bay fronted room with a feature fireplace and doors leading through to the conservatory. The dining room again offers a wonderful large bay window and links seamlessly through to the lovely kitchen which overlooks the rear garden. There is an additional utility room that offers access to the rear garden. This floor is then finished with a guest bedroom with an ensuite shower room that could be made into an annex if required as it also has it's own front door. On the first floor there is a wonderful principal bedroom suite with built-in wardrobes and a four piece ensuite bathroom suite. The floor is completed with three further bedrooms and a family bathroom. Outside there is a block paved driveway providing off road parking for multiple cars. The rear garden has been landscaped with raised terrace and garden laid to lawn. It is enclosed by timber fencing, offers a wooden outbuilding and is deceptively private.

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 wonderful 1930's double bay fronted five bedroom detached family home
- Versatile accommodation with annexe potential
- Two reception rooms, conservatory and kitchen/breakfast room
- Private and enclosed rear garden
- 0.7 mile, 15 mins walk to Hitchin town centre (as per Google Maps)
- 1.4 miles, 30 mins walk to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN

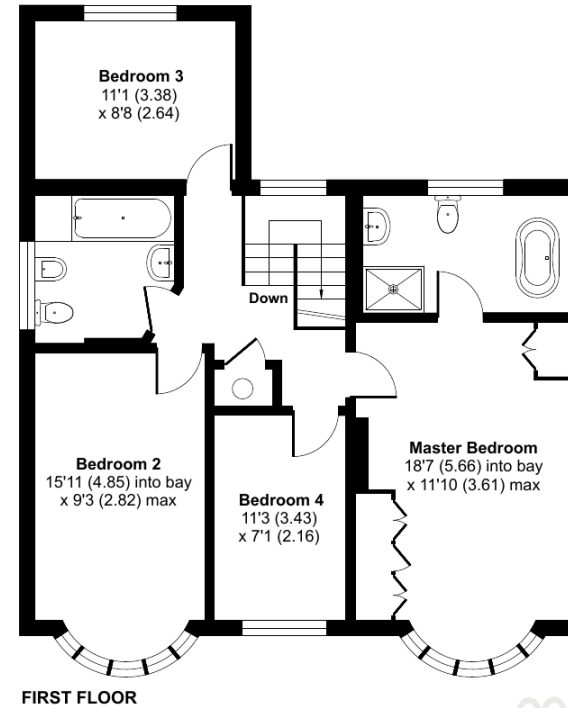
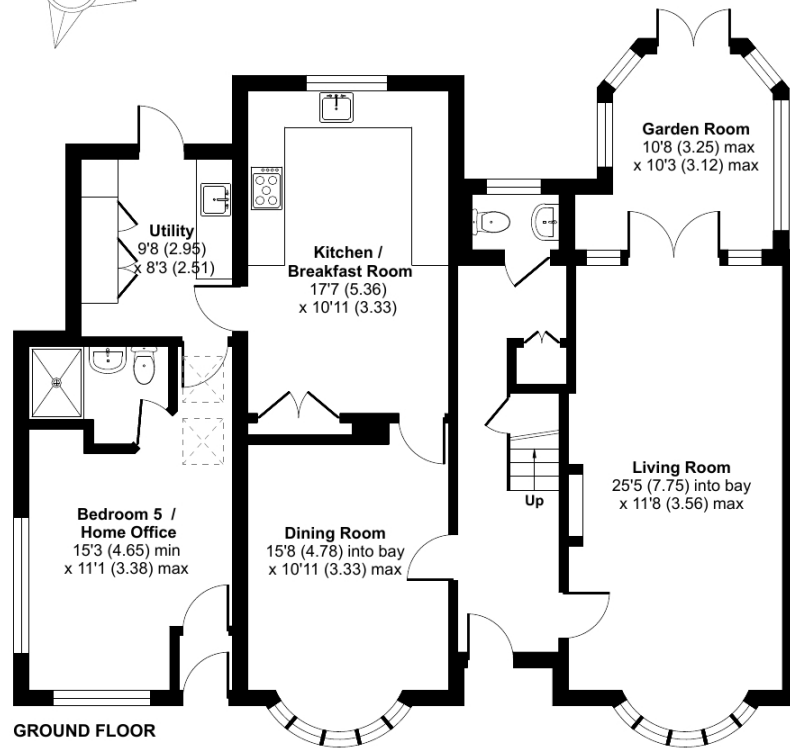






Approximate Area = 2035 sq ft / 189 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		68	82
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: 974434



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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