



Wellingham Avenue

Hitchin,
Hertfordshire, SG5 2UL
Guide Price £500,000

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A Charming Three-Bedroom Family Home in a Peaceful Residential Setting

Situated in a quiet and highly sought-after residential area, this property offers the perfect blend of comfort, space, and convenience. This delightful three-bedroom semi-detached home is ideal for families, first-time buyers, or those looking to upsize in a tranquil neighbourhood close to local amenities.

Entering the property you are welcomed by a spacious hallway leading to a generously sized dual aspect living and dining room with doors on to the rear garden.

The well appointed kitchen offers ample storage and workspace, with views out to the rear garden, making it a pleasant and practical hub of the home. Upstairs, you'll find three comfortable bedrooms and a family bathroom, all thoughtfully arranged to maximise space and natural light. The spacious loft area is accessible via a loft ladder and is boarded with electricity creating alternative storage space.

Outside, the property boasts a private driveway and garage, providing secure off-street parking and additional storage. One of the standout features is the beautifully maintained rear garden ideal for children, pets, or summer gatherings.

Located within easy reach of shops, schools, and transport links, this home combines suburban tranquillity with everyday convenience.

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 bedrooms
- Two receptions rooms
- Kitchen with garden views
- Garage and private driveway
- Wonderful rear garden
- Quiet residential location
- 1.0 miles, 19 mins walk to Hitchin town centre (as per Google Maps)
- 1.4 miles, 24 mins walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 42.8 sq m / 461 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Total = 84.9 sq m / 914 sq ft

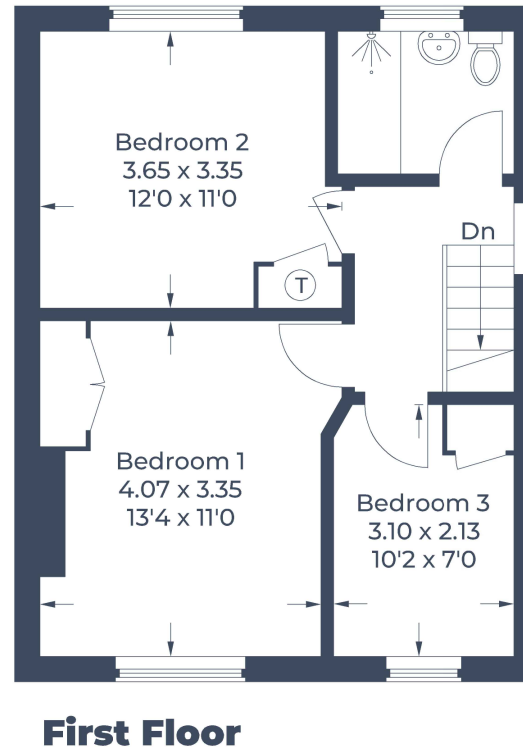
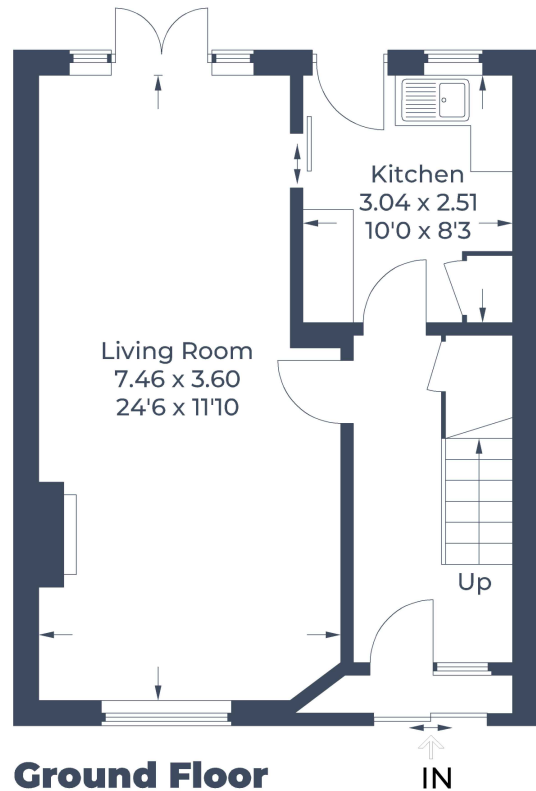


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 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	39
(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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