



Eynsford Court

Hitchin,
Hertfordshire, SG4 9JS
Guide Price £425,000

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An extended, three bedroom end terrace family home overlooking St Johns park and located one mile from Hitchin Town Centre.

The ground floor accommodation comprises entrance porch and hallway, W.C, kitchen, a spacious living/dining room and a snug to the rear. The living room and snug provide doors leading out onto the rear garden.

To the first floor there are three generous bedrooms and a family bathroom with W.C, wash hand basin and a walk in shower.

Outside of the property is a private, enclosed Southerly facing rear garden mainly laid to lawn with a patio area and a gate onto residents parking and single garage. To the front is an additional garden space with side access onto the rear and pathway to front door.

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.

- End terrace family home
- Three bedrooms
- South facing rear garden
- Parking and single garage to rear
- 0.7 miles, 15 min walk to Hitchin town centre (as per Google Maps)
- 1.0 mile, 19 min walk to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area
 Ground Floor = 46.5 sq m / 500 sq ft
 First Floor = 39.4 sq m / 424 sq ft
 Total = 85.9 sq m / 924 sq ft

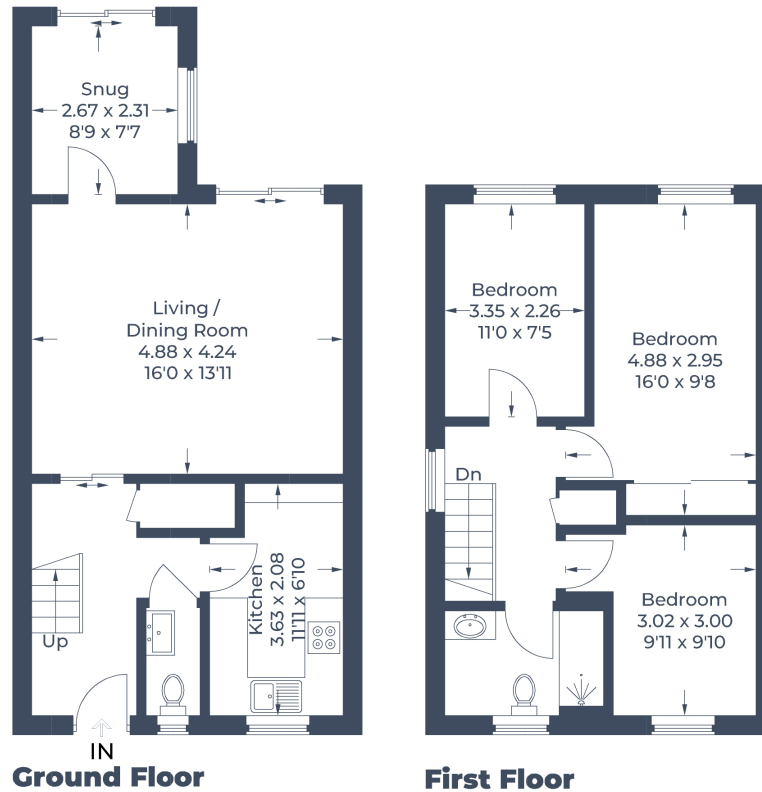


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	61	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	61	83
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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