



# Westwood Avenue

Hitchin,  
Hertfordshire, SG4 9LH  
Guide Price £625,000

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properties



Offered for sale with no onward chain is this spacious and bright extended four bedroom family home situated within a desirable cul de sac location in the catchment for Outstanding primary and secondary schools.

To the ground floor is an entrance hall, living room, kitchen with separate utility room and WC and a spacious open plan dining/family room with double doors to the South-West facing garden. The first floor offers a primary double bedroom with walk in wardrobe, additional double bedroom and two further bedrooms with built in wardrobes. The property also boasts a large modern family bathroom including WC, wash hand basin, and bath with shower attachment.

Outside is a private and enclosed South-West facing garden. The house also benefits from a single garage and driveway parking and a further garden to the front.

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.

- No onward chain
- Four bedrooms
- Three reception rooms
- Extended family home
- South-West facing rear garden
- Cul de sac location
- 1.0 miles, 23 mins walk to Hitchin train Station ( as per Google Maps)
- 0.8 miles, 17 min walk to Hitchin town centre (as per Google Maps)









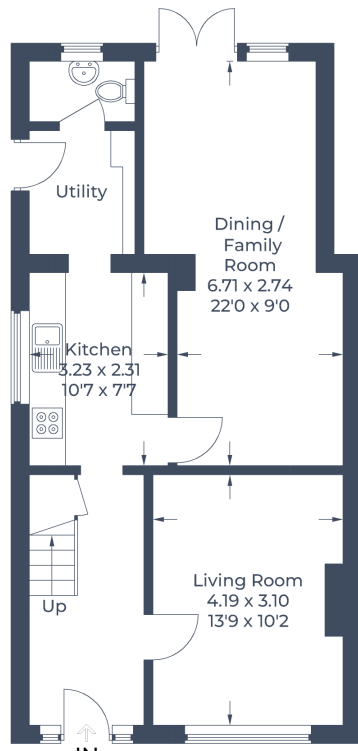




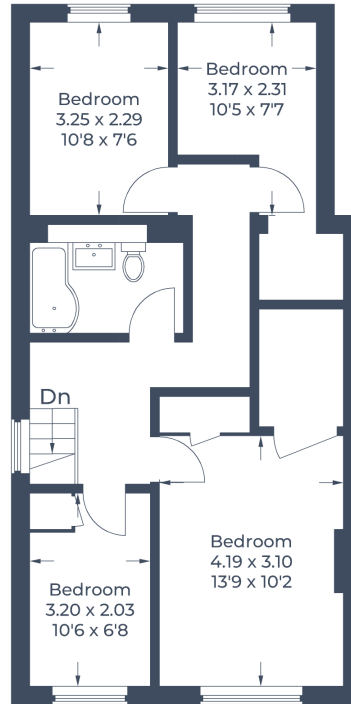
Approximate Gross Internal Area  
 Ground Floor = 56.1 sq m / 604 sq ft  
 First Floor = 55.6 sq m / 598 sq ft  
 Garage = 11.1 sq m / 119 sq ft  
 Total = 122.8 sq m / 1,321 sq ft



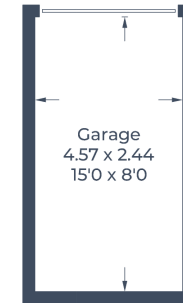
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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