



# Purwell Lane

Hitchin,  
Hertfordshire, SG4 0NG  
Guide Price £500,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Situated on a generous plot facing onto Purwell recreation ground is this well presented three bedroom semi detached family home.

The spacious accommodation on the ground floor includes an entrance hall, living room, spacious and modern dual aspect kitchen/diner benefitting from a bay window and breakfast bar and outbuildings containing utility space, WC and workshop.

To the first floor, the primary double bedroom offers fitted wardrobe space and there is a further double bedroom and a single. The four piece family bathroom suite contains bath with shower attachment, W.C, wash hand basin and a separate shower cubicle.

Outside is a private south facing rear garden mainly laid to lawn with a pond and patio space. The front is a lawn area with pathway to the front and side access.

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.

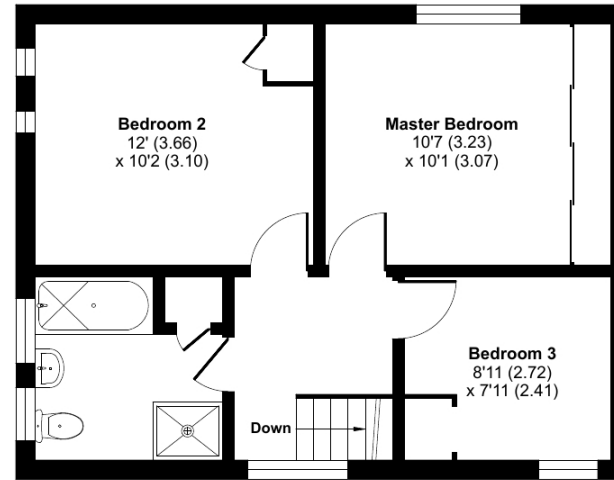
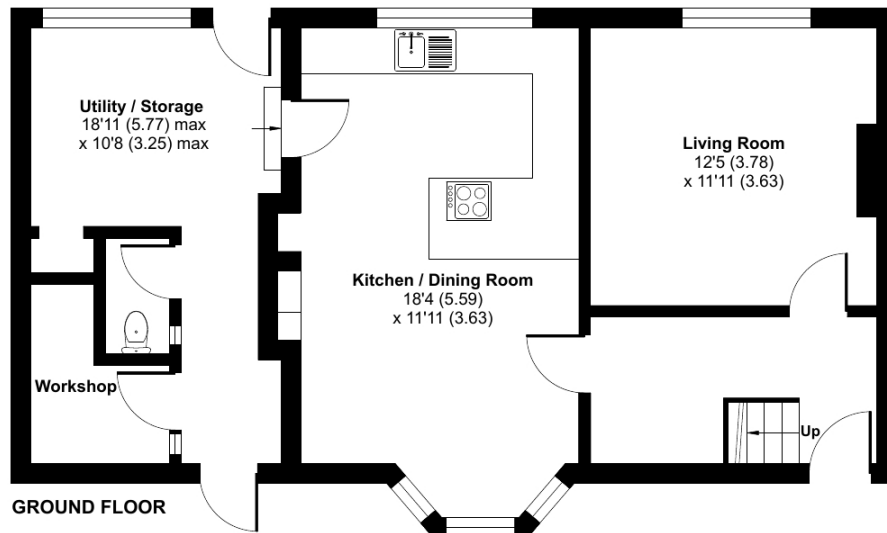
- A three bedroom semi-detached family home
- Well presented throughout
- Open plan kitchen/diner
- South facing rear garden
- Potential to extend - STPP
- 1.1 miles, 24 mins walk to Hitchin Train Station (as per Google Maps)
- 1.6 miles, 31 mins walk to Hitchin Town Centre (as per Google Maps)





Approximate Area = 1168 sq ft / 108.5 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		67
(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			
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: 1048325



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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