



37

Grange Close
Hitchin,
Hertfordshire, SG4 9HD
Guide Price £600,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three-bedroom detached family home located at the end of a quiet cul-de-sac in the ever popular SG4 9 area of south Hitchin

This delightful family home offers versatile and well balanced accommodation spaciouly arranged over two floors. The ground floor has been extended by the current owner and comprises two separate reception rooms as well a kitchen / breakfast room and downstairs shower room. The bedrooms are located on the first floor along with the family bathroom.

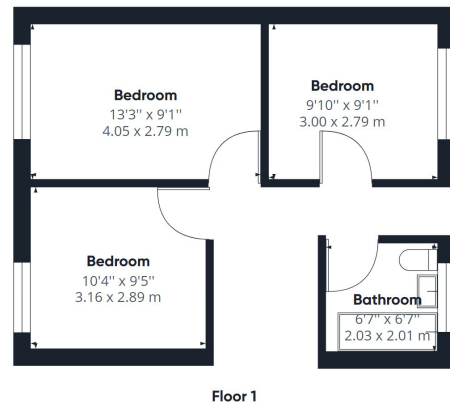
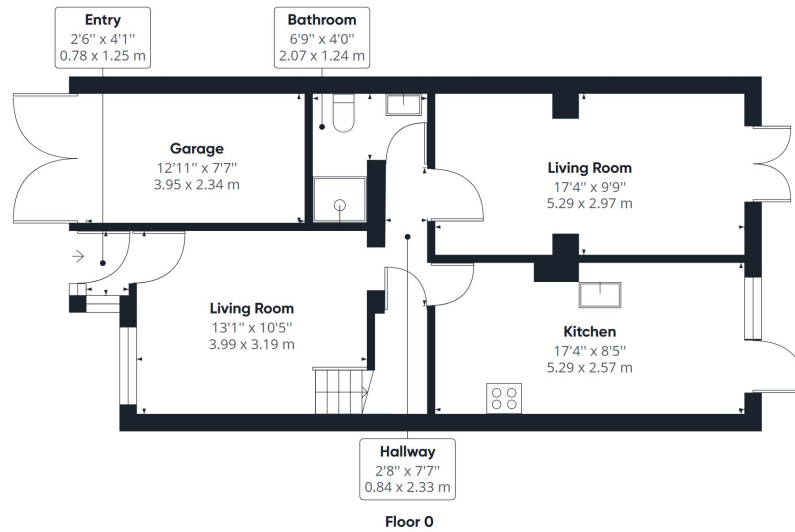
Outside is a fully enclosed rear garden which is mainly laid to lawn and enclosed by wood panel fencing. To the front is a driveway providing off road parking and an integral garage.

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

- Detached three bedroom home
- Extended kitchen/breakfast room
- Two reception rooms
- Two bathrooms
- Garage and parking
- 26 mins walk, 1.3 miles to Hitchin town centre (as per Google maps)
- 31 mins walk, 1.5 miles to Hitchin railway station (as per Google maps)







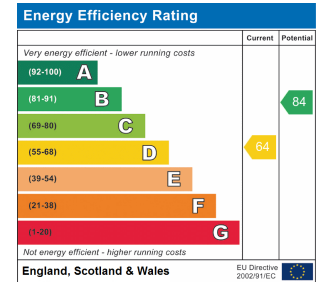
Approximate total area⁽¹⁾

1013.10 ft²
94.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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