



Common Rise

Hitchin,
Hertfordshire, SG4 0HS
Guide Price £440,000

COUNTRY PROPERTIES
PART OF HUNTERS

This is a superb three bedroom semi-detached family home which is located in a quiet location and within close proximity to the train station. The property has been well looked after and improved by the current owner.

This home offers wonderfully light, balanced accommodation throughout and is arranged over two floors. Commencing with an entrance hall which offers stairs rising to the first floor, a door to the downstairs three piece bathroom suite and doorway through to the open plan living/dining room. The dining area offers a window to the front and feature fire place. The living area offers spacious accommodation and double doors leading out to the rear garden. The kitchen was replaced a year ago and is well designed and appointed and offers everything needed for a modern kitchen with additional pantry cupboard. Upstairs offers a landing area with access to the three bedrooms. Outside and to the rear is a lovely enclosed garden that offers a generous patio area, plenty of lawn and a hard standing for a shed. To the front of the property is a driveway providing off road parking for two cars and a front garden with mature hedge and pathway leading to the 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.

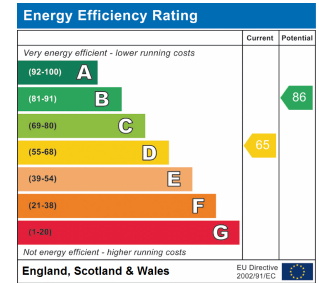
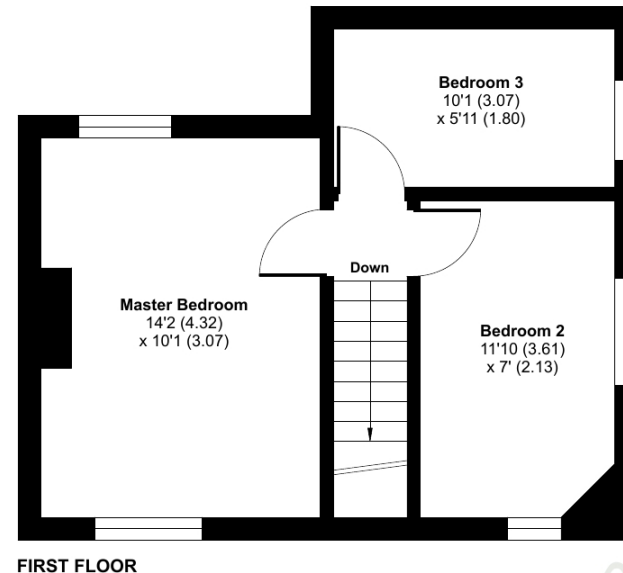
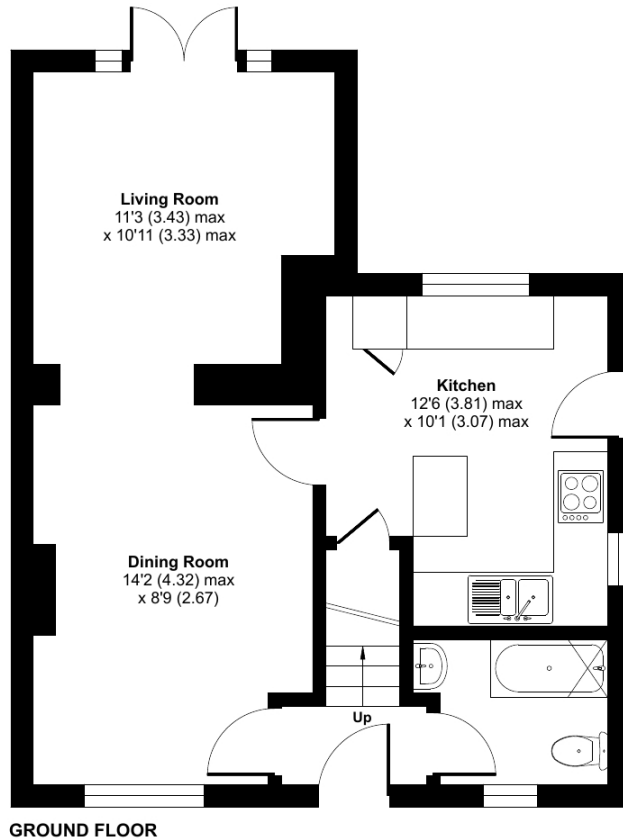
- Three bedroom semi-detached family home
- Open plan living/diner and modern kitchen
- Front and mature enclosed rear garden
- Driveway providing off road parking for two cars
- 0.3 mile, 6 mins walk to Hitchin mainline train station (as per Google Maps)
- 1.0 mile, 19 mins walk to Hitchin town centre (as per Google Maps)





Approximate Area = 831 sq ft / 77.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 985793



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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