



# Priory Way

Hitchin,  
Hertfordshire, SG4 9BH  
O.I.E.O £1,500,000

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A wonderful four bedroom detached family home located on one of Hitchin's premier roads.

This fine family home is presented in stunning condition throughout and offers well balanced and versatile accommodation spaciouly arranged over two floors.

The ground floor features a bespoke kitchen with a breakfast/family room leading out onto the rear garden, a separate living room connected by cleverly designed pocket doors, a study and a practical utility room and W.C.

To the first floor are four bedrooms with the principal suite enjoying its own en-suite bathroom. The three further bedrooms accessing a stylish family bathroom.

The house benefits from a delightful plot with the rear garden in two parts, both enclosed and private. The driveway to the front of the property leads up to the house providing ample off road parking along with a 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.

- Four bedroom detached family home
- Immaculately presented throughout
- Open plan kitchen/family area with bespoke kitchen
- Study and utility room
- Principal bedroom with en-suite
- Well maintained front and rear gardens
- Gated driveway providing ample off road parking
- Garage
- 0.8 miles, 18 mins walk to Hitchin town centre (as per Google Maps)
- 1.6 miles, 36 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area  
 Ground Floor = 103.4 sq m / 1,113 sq ft  
 First Floor = 90.1 sq m / 970 sq ft  
 Total = 193.5 sq m / 2,083 sq ft  
 (Including Garage / Eaves)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

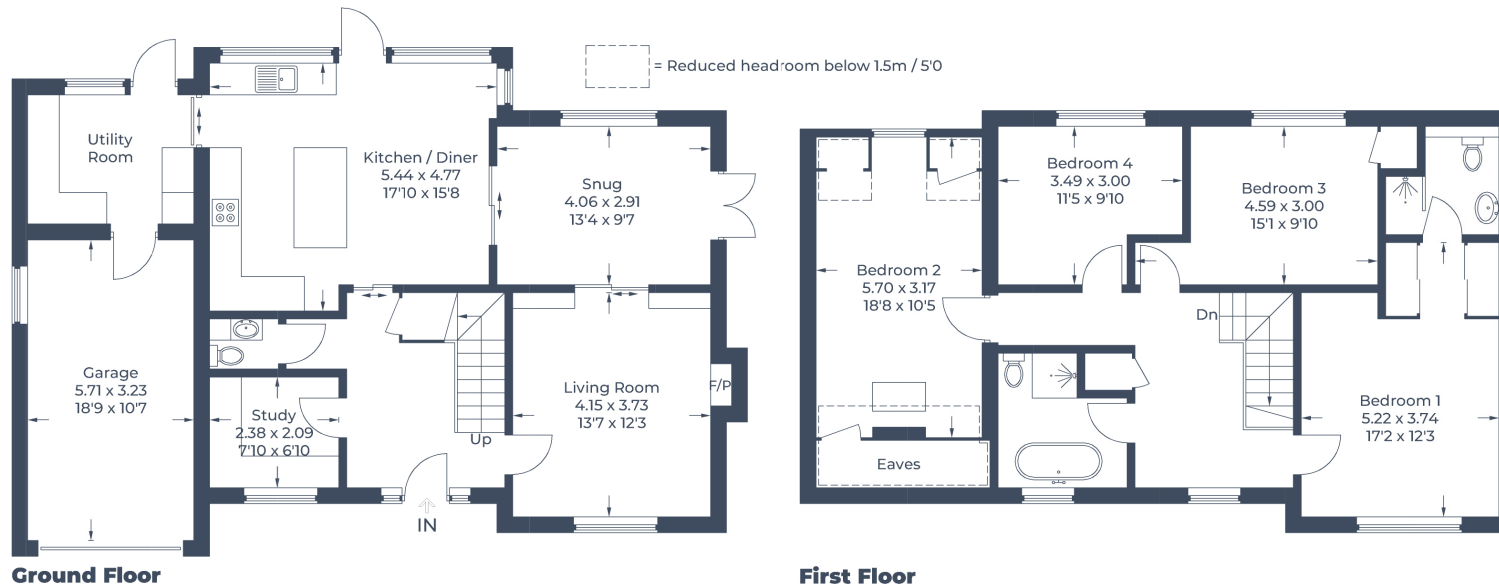


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Viewing by appointment only

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