



Friday Furlong

Hitchin,
Hertfordshire, SG5 2ND
Guide Price £485,000

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A delightful three bedroom semi-detached family home located in a peaceful and sought after cul-de-sac in West Hitchin, providing easy access to the town centre and Oughton Head Nature Reserve.

The property offers bright and versatile accommodation with living room and modern kitchen/dining room with double doors connecting the two spaces allowing flexible living. Upstairs are three bedrooms and a stylish family bathroom. The rear garden is accessed via bi-fold doors from the kitchen and features patio, lawn area, two sheds and wide pathway set behind gates providing side access. To the front is a large paved driveway with ample off road parking.

Whilst the property has undergone significant renovation by the current owner, there is still scope for extension and further development, subject of course to the usual planning consent.

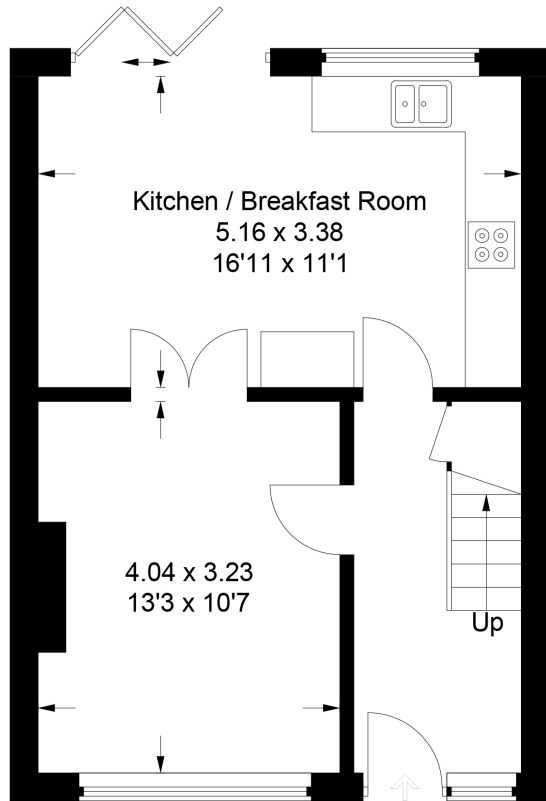
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 home
- Cul-de-sac location in West Hitchin
- Ample off road parking on large driveway
- Scope for extending subject to planning permission
- 0.7 miles, 15 min walk to Hitchin town centre (as per Google maps)
- 1.4 mile, 31 min walk to Hitchin train station (as per Google maps)

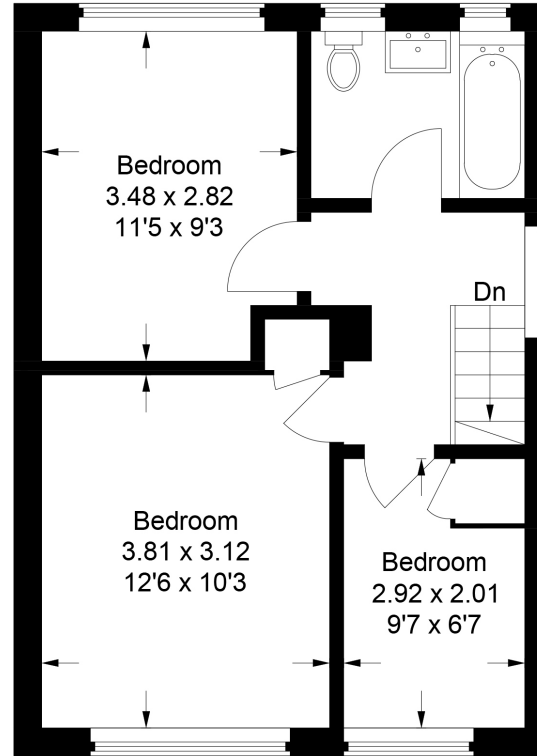




Approximate Gross Internal Area
 Ground Floor = 39.4 sq m / 424 sq ft
 First Floor = 39.0 sq m / 420 sq ft
 Total = 78.4 sq m / 844 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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