



Grovelands Avenue

Hitchin,
Hertfordshire, SG4 0QU
Guide Price £475,000

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A three bedroom semi detached home located in the popular 'Rose Hill' area of Hitchin.

This family home enjoys well balanced and versatile accommodation arranged over two floor and offers tremendous scope for extension and further enhancement, subject of course to the usual planning consents. The ground floor features a living/dining room with separate kitchen with the three bedrooms and family bathroom located on the first floor. Outside is a well maintained, private and enclosed rear garden and driveway providing off road parking and garage to the front.

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 family home
- Potential to extend - STPP
- Driveway and garage
- 0.9 miles, 21 mins walk to Hitchin train station (as per Google maps)
- 1.5 miles, 33 mins walk to Hitchin town centre (as per Google maps)

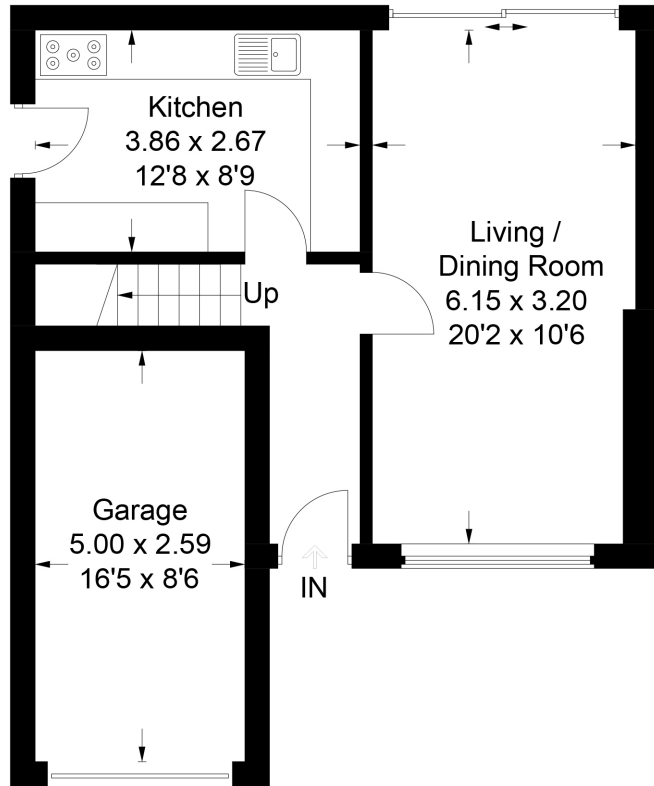




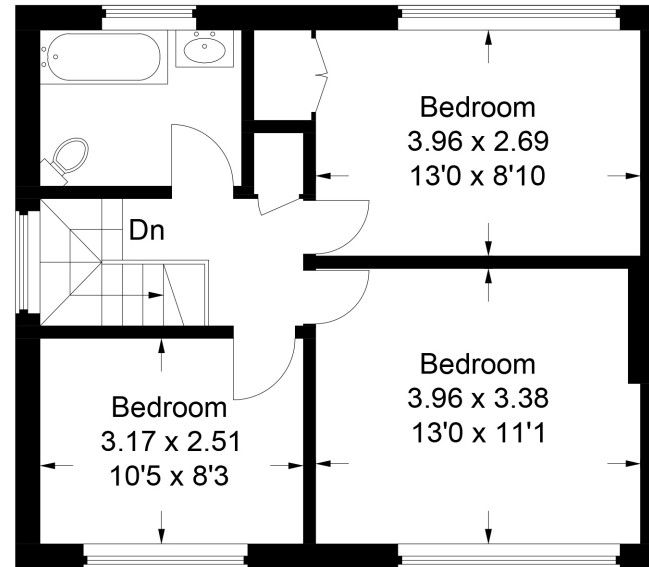


51 Grovelands

Approximate Gross Internal Area
 Ground Floor = 38.3 sq m / 412 sq ft
 First Floor = 45.6 sq m / 491 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 96.6 sq m / 1,040 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		84	60
		EU Directive 2002/91/EC	

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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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

Viewing by appointment only

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