



# Roundwood Close

HITCHIN,  
Hertfordshire, SG4 0RD  
Guide Price £525,000

COUNTRY PROPERTIES  
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We are delighted to present to the market this wonderful two bedroom detached bungalow that is located at the end of a quiet cul-de-sac on the sought-after Rosehill development in Hitchin. The property offers a generous wide plot with two single garages to the side and plenty of potential (stpp) to extend.

The accommodation commences with an entrance hall that offers an airing cupboard and further access to the main living areas. To the front of the property are the two bedrooms that both offer large windows allowing plenty of light to flow through, the principle bedroom offers a range of fitted built in furniture. The living room is generous in size with a feature fireplace and dual aspect windows. The dining room has been opened up through to the kitchen with an archway, there is a window in the dining room and both window and side door in the kitchen. The front garden is mainly laid to lawn with small shrub borders. There is a gated pathway leading down the side of the property to the rear. There is a double driveway providing off road parking and access to the garages. The rear garden is again mainly laid to lawn and enclosed by mature trees and shrub borders with a patio area.

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.

- Two bedroom detached bungalow offering potential to extend
- Double driveway and two garages
- Generous living room with doors out to the rear garden
- 1.2 miles, 6 mins drive to Hitchin train station (as per Google Maps)
- 2.2 miles, 10 mins drive to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN

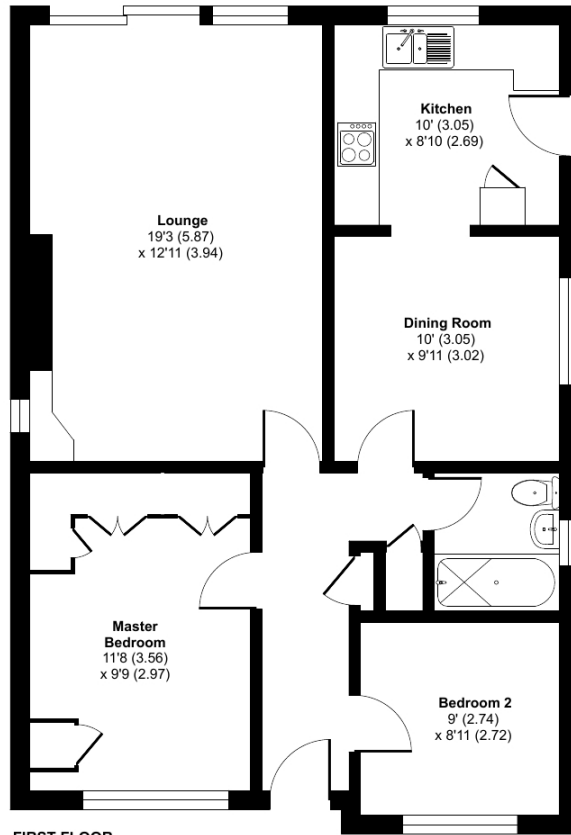




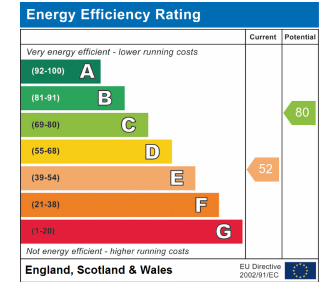
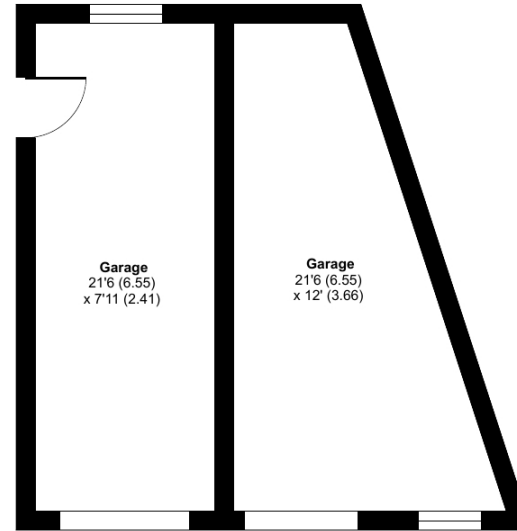


Approximate Area = 796 sq ft / 73.9 sq m  
 Garages = 353 sq ft / 32.7 sq m  
 Total = 1149 sq ft / 106.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 961554



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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