



Coleridge Close

Hitchin,
Hertfordshire, SG4 0QY
Guide Price £675,000

country
properties

A delightful 4 bedroom detached family home located in a much sought after cul-de-sac in the 'Poets' area of Hitchin.

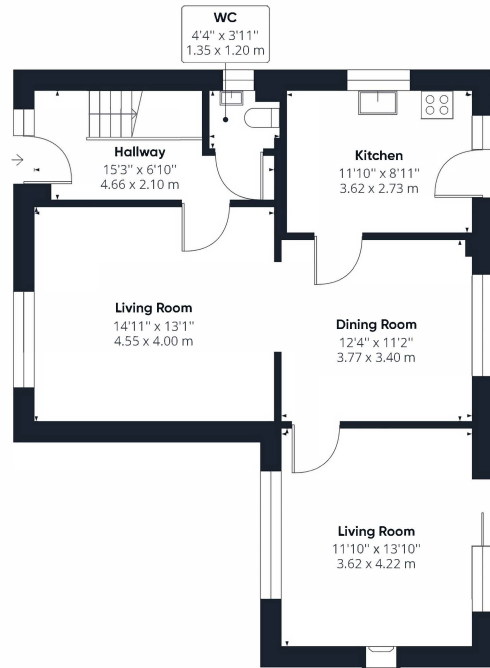
This fine family home offers versatile and well-balanced accommodation spaciouly arranged over two floors. The ground floor features a dual aspect living / dining room with separate kitchen and additional reception room with the four bedrooms and family bathroom located on the first floor. The property sits on a generous plot with driveway providing off road parking for multiple vehicles and a garage. To the rear is a wonderfully private rear garden which is mainly laid to lawn with the added benefit of shed with power and lighting.

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.

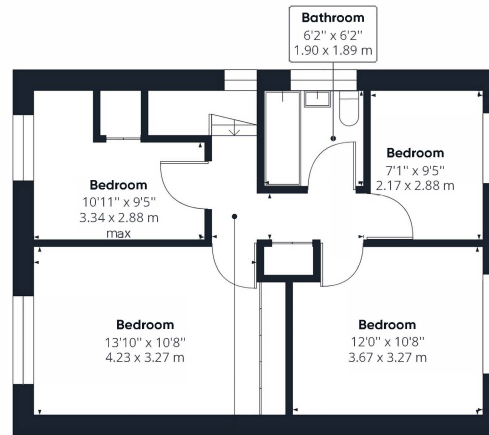
- Detached family home
- Four bedrooms
- Two reception rooms
- Generous plot
- Extended with scope for further extension (STPP)
- Driveway and garage
- 0.7 mile, 13 mins walk to Hitchin train station (as per Google maps)
- 1.1 mile, 21 mins walk to Hitchin town centre (as per Google Maps)







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1481.41 ft²
137.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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		EU Directive 2002/91/EC
	68	83

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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