



Gaping Lane

Hitchin,
Hertfordshire, SG5 2JE
Guide Price £850,000

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Nestled in one of Hitchin's most desirable residential streets is this spacious and stylish four-bedroom family home. This beautifully extended property combines classic charm with modern convenience, making it ideal for families seeking comfort, space, and a prime location.

Upon entering, you're welcomed into a bright and inviting hallway. The front living room offers a large bay window and fireplace, while the rear snug offers a versatile space for entertaining or unwinding. The heart of the home is the open-plan kitchen and dining area, thoughtfully designed to create a sociable and functional space with doors onto the garden, it's a perfect setting for family meals and gatherings. From this space is a separate utility room and WC.

Upstairs, the property boasts four well-proportioned bedrooms. The primary bedroom is spacious and includes fitted wardrobes, while the additional bedrooms offer flexibility for children, guests, or home working. The family bathroom offers a three-piece suite including WC, wash hand basin and bath with shower.

To the rear, a private and well-maintained landscaped garden provides a tranquil retreat. With a mix of lawn, patio areas and summer house, it's ideal for summer barbecues, children's play, or simply enjoying the outdoors. The front of the property features a driveway with ample off-street parking and access to a garage for additional storage.

Gaping Lane is a quiet, tree-lined street just a short walk from Hitchin's vibrant town centre. The area is renowned for its excellent schools, strong community feel, and proximity to open countryside. Hitchin station offers fast and frequent rail links to London, making it a popular choice for commuters.

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

- Extended family home
- Four bedrooms
- Open plan kitchen/diner to rear
- Desirable West Hitchin location
- Private landscaped garden
- Driveway parking and garage
- 0.4 miles, 9 min walk to Hitchin town centre (as per Google maps)
- 1.3 mile, 29mins walk to Hitchin Mainline Railway Station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 68.6 sq m / 738 sq ft
 First Floor = 52.9 sq m / 569 sq ft
 Summer House = 5.1 sq m / 55 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 138.7 sq m / 1,492 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	68	79
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		

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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