



Browning Drive

Hitchin,
Hertfordshire, SG4 0QR
Guide Price £850,000

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An Immaculate and Stylishly Extended Four-Bedroom Detached Home in a Peaceful Cul-de-Sac Setting.

Positioned at the quiet end of a desirable cul-de-sac, this property presents a rare opportunity to acquire a beautifully presented and thoughtfully extended four-bedroom detached home, offering both comfort and space for modern family living.

This exceptional property has been finished to a high standard throughout, combining timeless interiors with contemporary open plan design. The highlight is the stunning kitchen/breakfast/family room, a light-filled space that effortlessly blends functionality with style, perfect for everyday living and entertaining alike. A truly impressive living space with a bespoke fitted kitchen, generous dining area, and family seating zone. Full width doors provide a seamless connection to the garden.

The ground floor benefits from a well equipped utility room, offering additional storage and laundry facilities with a separate cloakroom. There is a generous reception room to the front, a bright and versatile living space completing the ground floor.

On the first floor there are four well proportioned bedrooms including a spacious principal bedroom with en-suite, a sleek and functional family bathroom finished with premium fittings.

Outside of the property to the front is a driveway providing off road parking and the rear boasts a well maintained private garden ideal for outdoor dining, children's play, or gardening enthusiasts.

Situated in a quiet cul-de-sac, Browning Drive enjoys a peaceful residential setting while remaining within easy reach of Hitchin's vibrant town centre, well-regarded schools, open green spaces, and excellent transport links to London and beyond.

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.

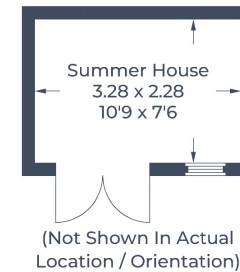
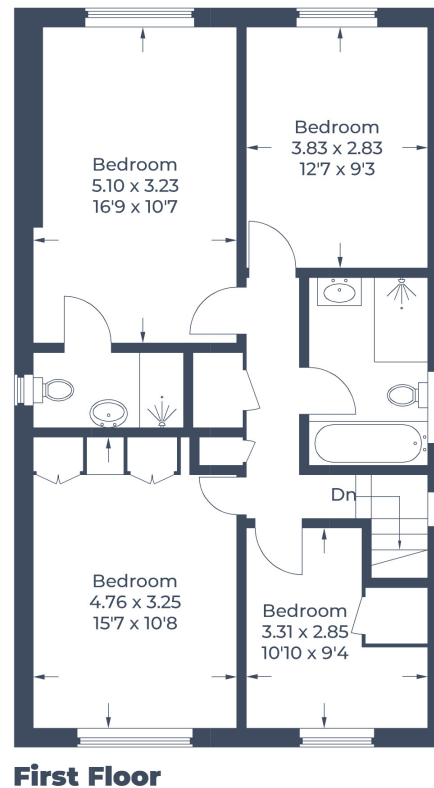
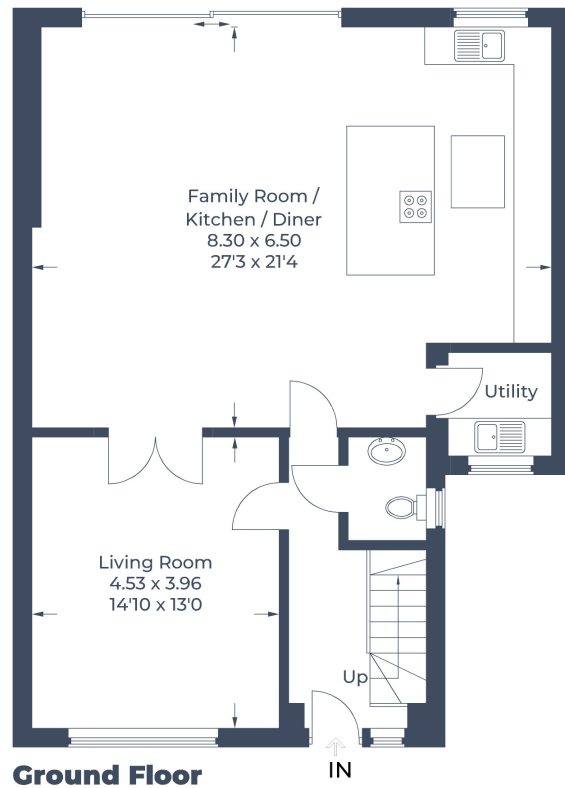
- Four bedroom family home
- Stunning open plan kitchen/breakfast/family room
- Utility room and a generous reception room
- Driveway with ample off-road parking
- Popular cul de sac location
- 0.5 miles, 10 min walk to Hitchin train station (as per Google Maps)
- 1.0 mile, 19 min walk to the town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 85.0 sq m / 915 sq ft
 First Floor = 70.6 sq m / 760 sq ft
 Summer House = 7.6 sq m / 82 sq ft
 Total = 163.2 sq m / 1,757 sq ft



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	71	79
	EU Directive 2002/91/EC	

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 measurements are approximate, not to scale.

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Viewing by appointment only

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