



# Burford Way

Hitchin,  
Hertfordshire, SG5 2XP  
Guide Price £410,000

country  
properties



A well presented and generous two bedroom semi detached home surrounded by green space and Oughtonhead Common Nature Reserve.

The ground floor includes entrance hall, spacious living/dining room with doors onto the garden and open plan kitchen/breakfast room with utility space with further doors onto the garden. To the first floor are two double bedrooms with built in wardrobes and bathroom including WC, wash hand basin and bath with shower attachment.

Outside is a mature, private rear garden backing onto woodland. The garden is mainly laid to lawn with a patio area and there is a further garden 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.

- Extended semi detached house
- Two spacious double bedrooms
- Open plan kitchen/breakfast room
- Living/Dining room
- Generous private rear garden
- 1.2 miles, 27 min walk to Hitchin town centre (as per Google Maps)
- 1.7 miles, 34 mins walk to Hitchin train station (as per Google Maps)





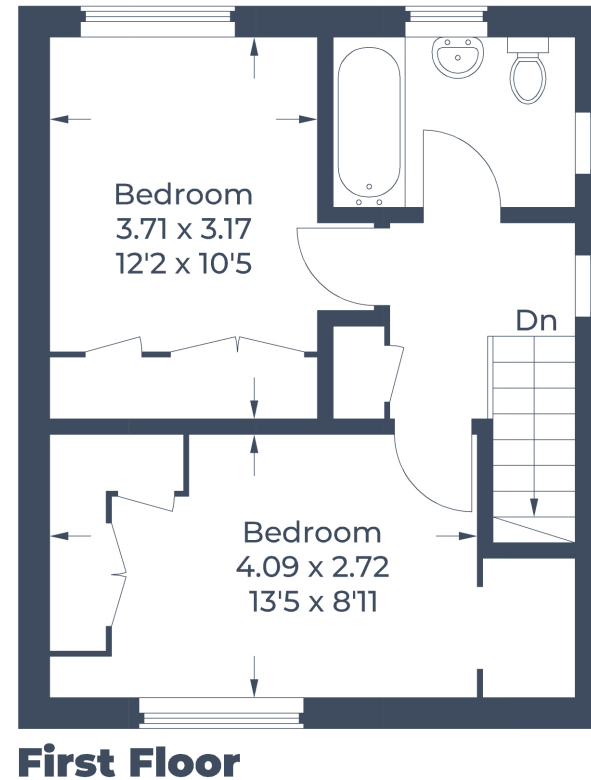
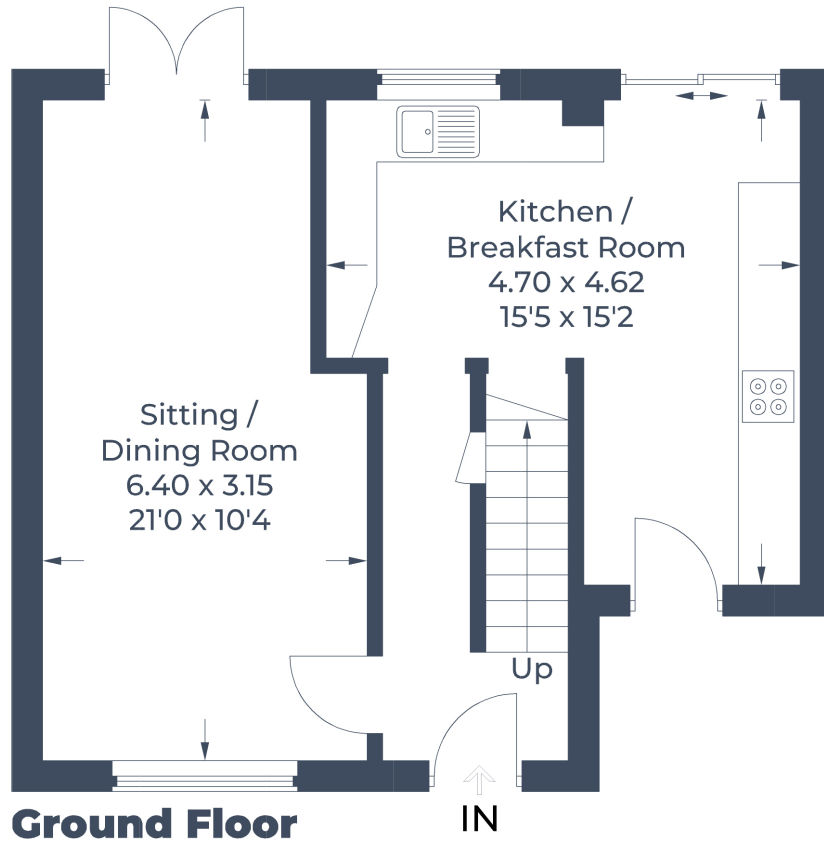








Approximate Gross Internal Area  
 Ground Floor = 43.9 sq m / 472 sq ft  
 First Floor = 32.6 sq m / 351 sq ft  
 Total = 76.5 sq m / 823 sq ft



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         | 82        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 68      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |

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

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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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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