



Friday Furlong

Hitchin,
Hertfordshire, SG5 2ND
Guide Price £475,000

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A well presented three bedroom semi detached family home positioned in a quiet cul de sac close by Hitchin's Oughtonhead Common.

The ground floor accommodation comprises entrance hall, bright and airy living room and a spacious modern fitted kitchen/dining room leading to a separate utility space with patio doors onto the rear garden.

To the first floor are two generous double bedrooms, single bedroom and modern family bathroom.

The outside offers a rear garden mainly laid to lawn with patio space and access to the single garage. To the front is driveway parking for several vehicles and front lawn.

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.

- Three bedroom family home
- Semi detached
- Modern fitted kitchen and bathroom
- Cul-de-sac location
- 1.4 miles, 30 mins walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 21 min walk to Hitchin town centre (as per Google Maps)



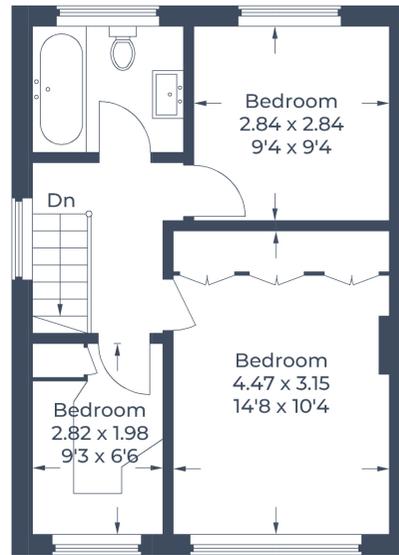




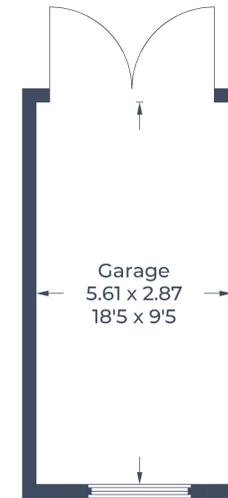
Approximate Gross Internal Area
 Ground Floor = 48.5 sq m / 522 sq ft
 First Floor = 38.7 sq m / 417 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 103.1 sq m / 1,110 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(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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