



Bunyan Road

Hitchin,
Hertfordshire, SG5 1NW
Guide Price £525,000

country
properties

Discover this charming and spacious three bedroom end of terrace house perfectly situated in the heart of Hitchin. Offering ample living space with three versatile reception rooms, this property is ideal for families or professionals seeking comfort, convenience, and character in one of Hertfordshire's most sought after locations.

Step inside to discover a bright and welcoming porch leading to three generously sized reception rooms, each offering plenty of natural light. The well appointed kitchen has integrated appliances and access to the private rear garden, perfect for relaxing or outdoor dining in warmer months.

Upstairs, you will find two comfortable bedrooms, each thoughtfully designed with ample storage and space. The family bathroom, provides a modern three piece suite . The second floor offers a lovely principal bedroom with ensuite bathroom.

Outside, the home boasts a manageable garden space with patio and lawn. The properties end of terrace position means extra privacy and natural light, creating a peaceful retreat from the hustle and bustle

Location is a key highlight of this wonderful property. Only 0.7 miles or a 13-minute walk from Hitchin train station. For those who enjoy local charm and amenities, the vibrant Hitchin town centre is just 0.5 miles away, a leisurely 10-minute stroll through picturesque streets lined with independent shops, cafes, restaurants, and historical landmarks. Residents benefit from a strong sense of community and access to excellent schools, parks, and leisure facilities, making this an ideal neighbourhood for families and professionals alike.

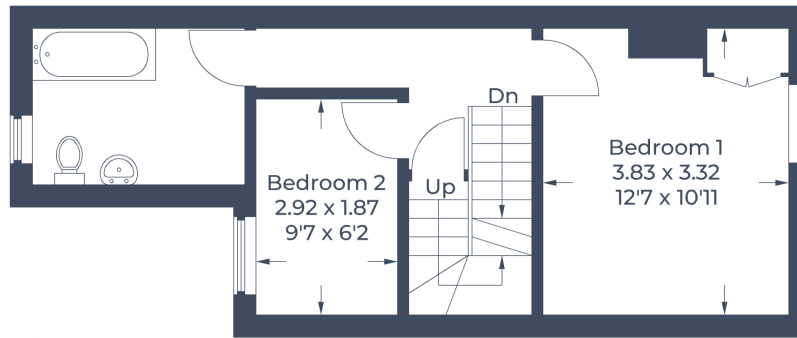
- Three bedroom end of terrace family home
- Three reception rooms
- Family bathroom and ensuite
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google maps)
- 0.7 miles, 13 min walk to Hitchin train station (as per Google maps)



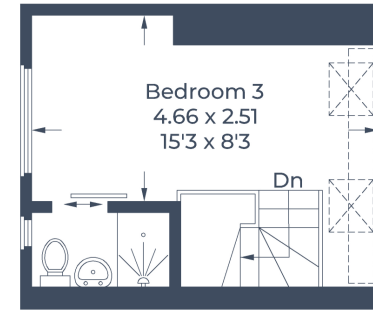


Approximate Gross Internal Area
 Ground Floor = 41.5 sq m / 447 sq ft
 First Floor = 33.8 sq m / 364 sq ft
 Second Floor = 17.0 sq m / 183 sq ft
 Total = 92.3 sq m / 994 sq ft

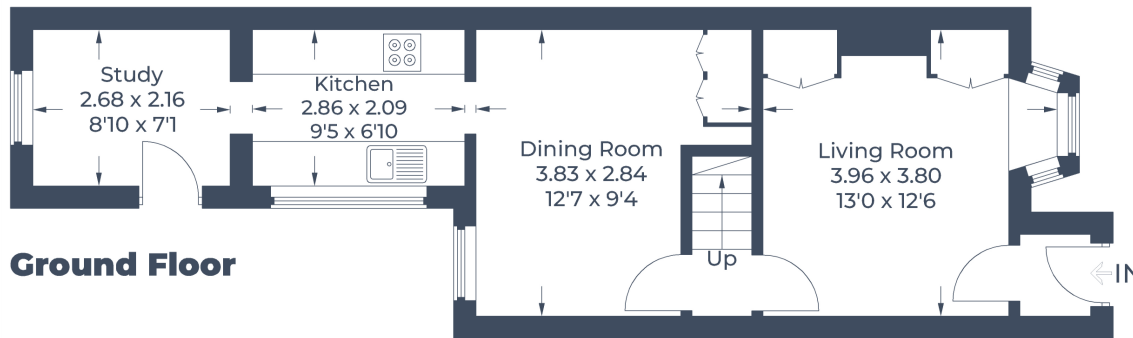
 = Reduced headroom below 1.5m / 5'0"



First Floor



Second Floor



Ground Floor

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		57
(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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