



Old Park Road

Hitchin,
Hertfordshire, SG5 2JT
Guide Price £370,000

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A charming two-bedroom cottage conveniently located in Hitchin town centre with the added benefit of a separate home office.

Situated on Old Park Road, this delightful cottage offers well balanced living arranged over two floors. Accommodation comprises living room with exposed boards and fireplace, a separate kitchen on the ground floor with the two bedrooms and family bathroom on the first floor. Outside is an enclosed rear garden which is mainly laid to lawn with patio and timber built summer house / home office at the rear.

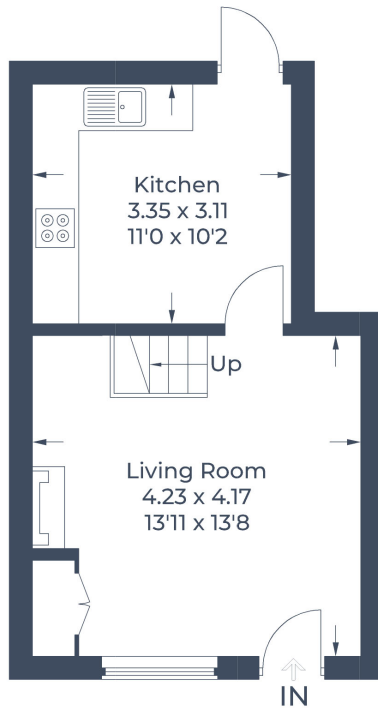
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Two bedroom cottage
- Two bedrooms
- Home office in rear garden
- Close to Hitchin town centre
- 0.2 miles, 4 min walk to Hitchin town centre (as per Google Maps)
- 1.1 miles, 24 min walk to Hitchin train station (as per Google Maps)

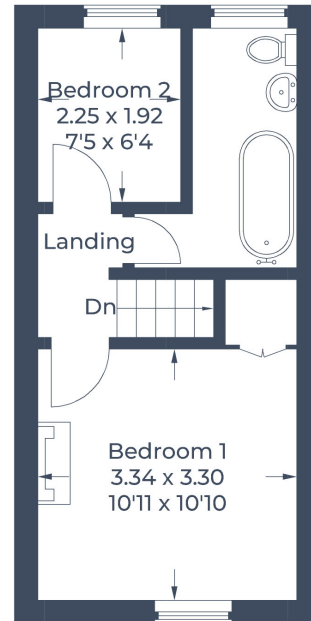




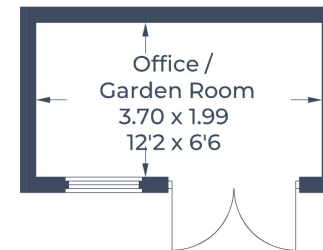
Approximate Gross Internal Area
 Ground Floor = 28.8 sq m / 310 sq ft
 First Floor = 24.7 sq m / 266 sq ft
 Office / Garden Room = 7.4 sq m / 80 sq ft
 Total = 60.9 sq m / 656 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location /Orientation)

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		85	
(81-91)	B			
(69-80)	C		67	
(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		

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 measurements are approximate, not to scale.
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Viewing by appointment only

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