



# Tilehouse Street

Hitchin,  
Hertfordshire, SG5 2DY  
Guide Price £335,000

country  
properties



Tucked away in one of Hitchin's most desirable town centre locations is this two bedroom house benefitting from parking and no onward chain.

To the ground floor is the entrance hall, modern fitted kitchen and living/dining room with patio doors onto the private courtyard. To the first floor is a spacious primary bedroom, single bedroom and modern shower room.

Outside is an enclosed courtyard garden to the rear and an allocated off road parking space 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.

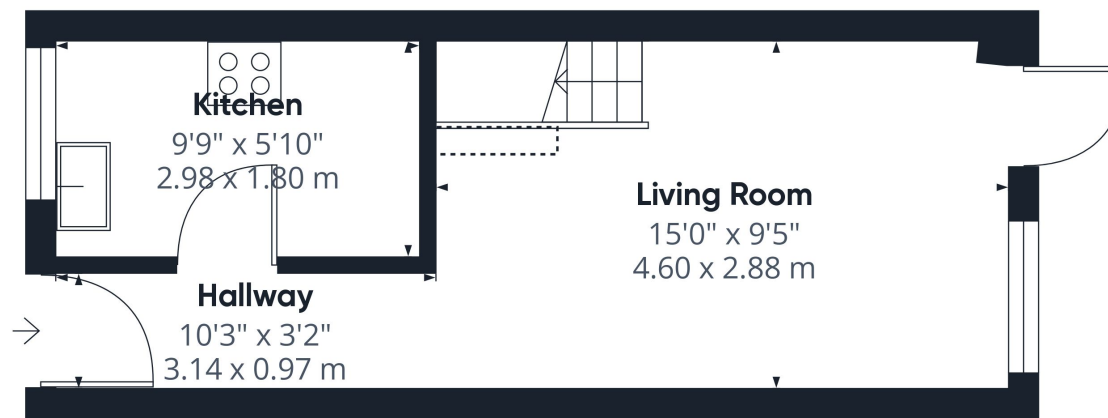
- Two bedroom terraced house
- Town Centre Location
- Allocated parking
- Private Courtyard garden
- No onward chain
- 1.1 miles, 24 mins walk to Hitchin train station (as per Google Maps)



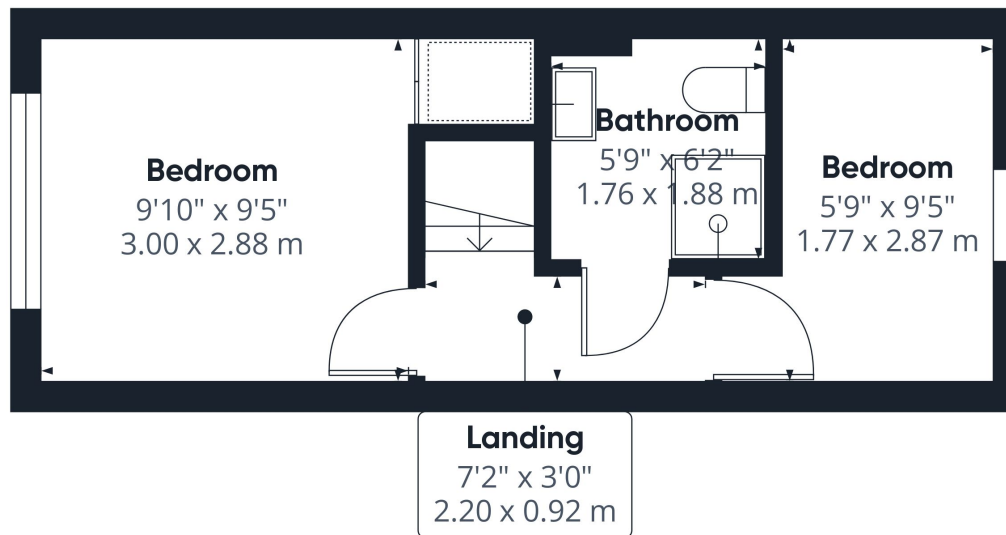








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

451.33 ft<sup>2</sup>  
41.93 m<sup>2</sup>

**Reduced headroom**

2.14 ft<sup>2</sup>  
0.2 m<sup>2</sup>

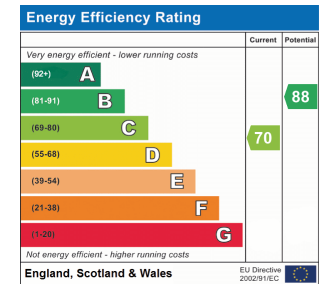
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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