



120

Coleridge Close

Hitchin,
Hertfordshire, SG4 0QY
Guide Price £679,500

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A wonderful four double bedroom detached family home located in a highly sought after residential area of Hitchin. The property is situated within walking distance of local schools, Hitchin's mainline train station and local amenities.

This home offers balanced accommodation throughout and is arranged over two floors. The accommodation commences with the large side entrance hall with under stairs storage cupboard, downstairs cloakroom and stairs rising to the first-floor accommodation. The property benefits from two reception rooms and conservatory. To the front is the main living room with a feature bay fronted window. To the rear is the kitchen/breakfast room, dining room and conservatory. Upstairs, offers a generous landing with access to the four bedrooms and three-piece suite family bathroom.

The property resides on a mature plot of 0.13 of an acre. The mature rear enclosed garden offers a wraparound lawn area and an array of mature planted areas. There is also a pond and a hard standing patio area where there is currently the summer house. To the front of the property is a large driveway providing off road parking for multiple cars and leads up to the garage. The garage offers a personal door through to the rear garden.

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.

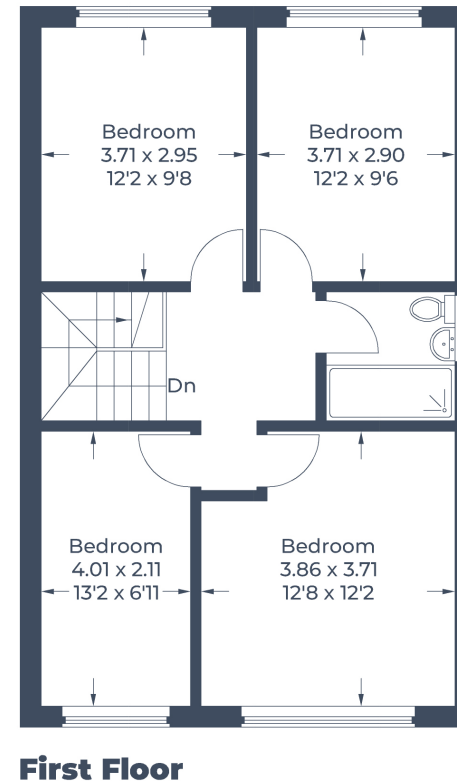
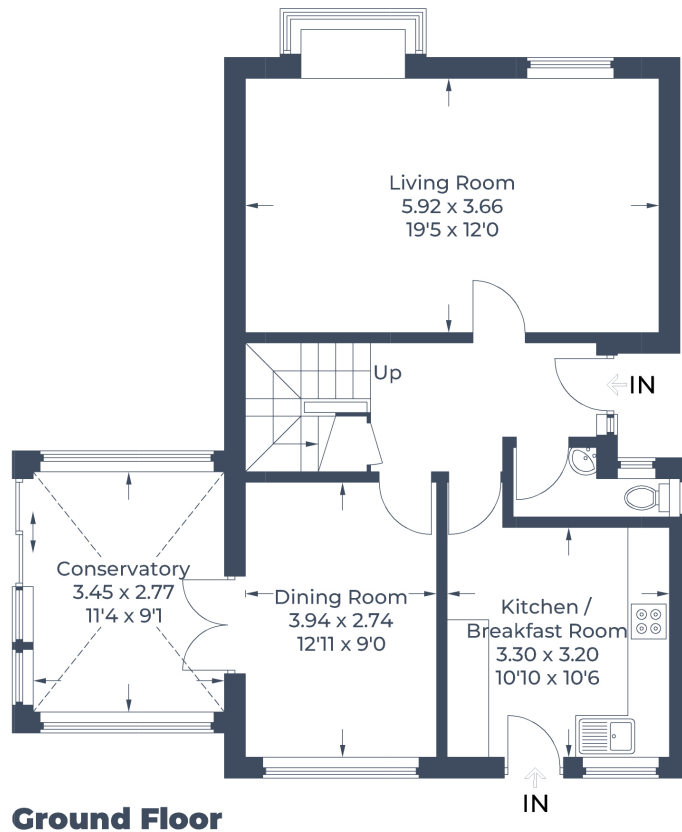
- A wonderful four bedroom detached family home
- Superb residential cul-de-sac location
- Two reception rooms and a conservatory over looking the garden
- Superb corner plot of approximately 0.13 of an acre
- 0.7 mile, 15 min walk to Hitchin train station (as per Google Maps)
- 1.2 mile, 27 mins walk to Hitchin Town Centre (as per Google Maps)
- NO ONWARD CHAIN







Approximate Gross Internal Area
 Ground Floor = 67.7 sq m / 729 sq ft
 First Floor = 58 sq m / 624 sq ft
 Total = 125.7 sq m / 1,353 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		70
(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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Viewing by appointment only

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