



# Storehouse Lane

Hitchin,  
Hertfordshire, SG4 9AB  
Guide Price £500,000

COUNTRY PROPERTIES  
PART OF HUNTERS

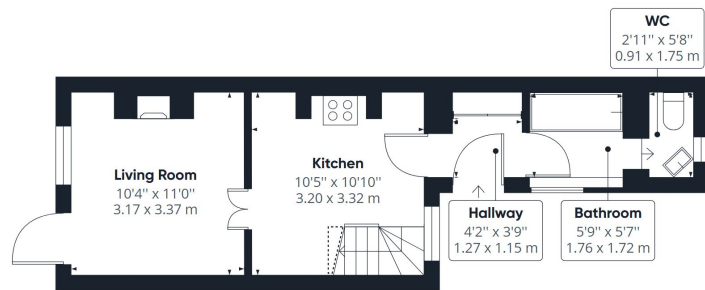
A wonderful two bedroom semi-detached period property that is situated in an amazing residential setting in a highly popular area of Hitchin. The property is excellently positioned for easy access to the historical market town and mainline train station. The property has been well cared for throughout and retains its character and charm that makes this a beautiful stylish home. The accommodation features a living room with doors out to the rear garden and a feature fire place. The kitchen/diner has been tastefully finished and presents a lovely family area that can serve as the hub of the house. There is also the three piece suite bathroom. On the first floor there is a wonderful study area and principal bedroom. The top floor offers a guest bedroom with lovely views over Hitchin. To the front of the property is a pathway and steps leading down to the front door and a courtyard garden. To the rear is a lovely rear garden, with both patio and lawned area and an outside summer house that could be converted to a home office.

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 many outstanding primary and secondary schools. There is also a mainline railway station providing direct access to London and Cambridge.

- Two bedroom semi-detached period property
- Full of character features and charm
- Accommodation spread over three floors
- Lovely rear garden with summer house
- 0.8 mile, 16 mins walk to Hitchin mainline train station (as per Google Maps)
- 0.2 mile, 6 mins walk to Hitchin town centre (as per Google Maps)



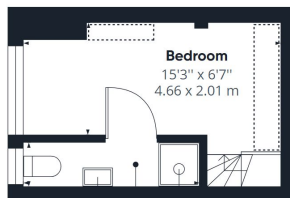




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

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

730.06 ft<sup>2</sup>  
67.83 m<sup>2</sup>

**Reduced headroom**

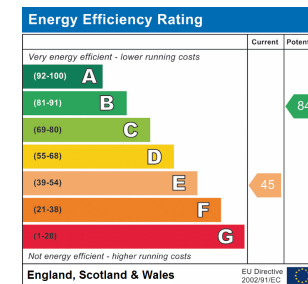
19.65 ft<sup>2</sup>  
1.83 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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

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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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