



Chaucer Way

Hitchin,
Hertfordshire, SG4 0NU
Guide Price £375,000

country
properties

A three bedroom family home offered to the market with no onward chain and positioned in a quiet cul de sac with nearby countryside walks.

The ground floor of this terraced home comprises of entrance hall with storage, living room, WC and spacious kitchen/dining room with door onto the rear garden. To the first floor are two generous double bedrooms with fitted storage, further single bedroom and family bathroom including WC, wash hand basin and bath with shower attachment.

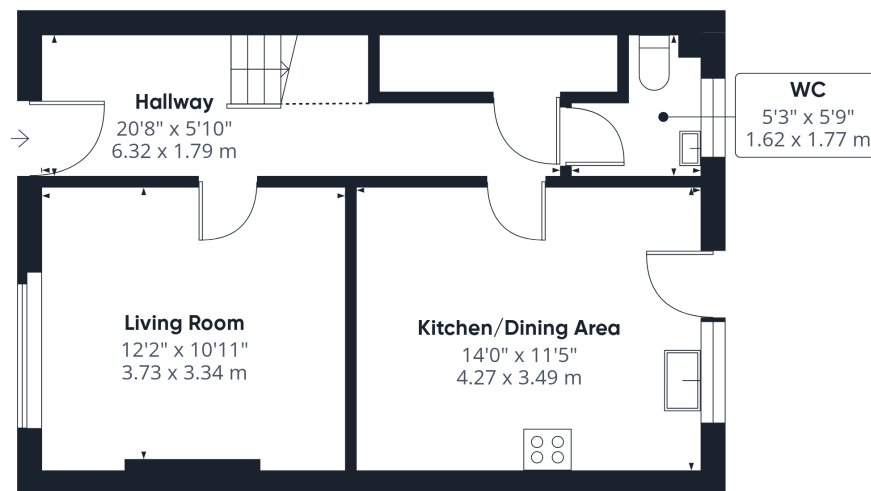
To the outside is a private and enclosed rear garden mainly laid to lawn with patio space and seating area. To the front is a garden with pathway leading to the front door.

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.

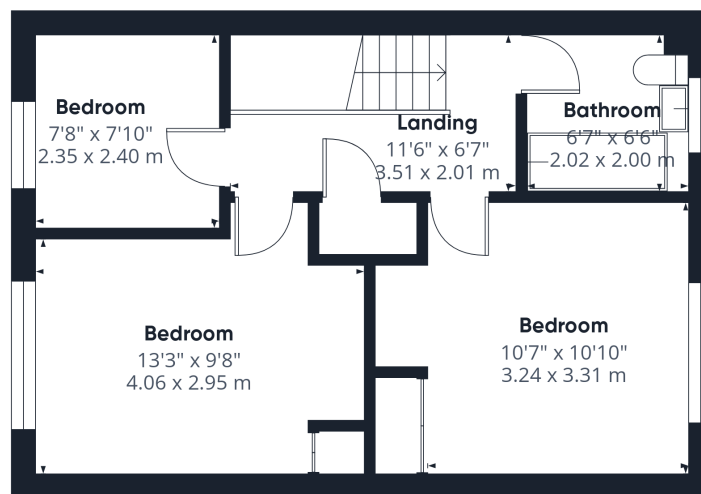
- Three bedroom family home
- Two generous double bedrooms
- Front and rear gardens
- Cul de sac location
- No onward chain
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)
- 1.2 miles, 27 min walk to Hitchin town centre (as per Google Maps)







Floor 0



Floor 1

Approximate total area⁽¹⁾

873 ft²

81 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

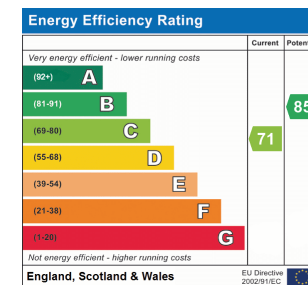
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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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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