



Mountjoy
Hitchin,
Hertfordshire, SG4 0PT
Guide Price £485,000

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A well presented three bedroom semi-detached family home situated in a highly sought after area of East Hitchin. The property is situated within walking distance of Hitchin's historic town centre, excellent local schools, mainline train station and only a few minutes stroll from open countryside.

This home offers wonderfully light and well balanced accommodation throughout arranged over two floors. The accommodation commences with a welcoming entrance hall, which leads to the main living areas of the house. The ground floor features a separate bright living room to the front. Across the rear of the house is the wonderful open plan kitchen/diner with doors out to the rear garden. This is a modern and contemporary room, ideal for entertaining and with the double doors allows the large patio and garden to be a real part of the house. There is also a side door leading out to the gardens. Upstairs, offers a generous landing leading to a light and airy principal bedroom with a large window giving plenty of light. There are two further bedrooms and a three piece family bathroom suite. The property resides on a generous plot of 0.10 of an acre with a generous garden. To the front is a large lawn garden area and 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
- Contemporary open plan kitchen/dining room ideal for entertaining
- Separate reception room to the front
- Mature rear enclosed garden with large patio area and beautiful views
- 0.9 mile, 21 mins walk to Hitchin mainline railway station (as per Google Maps)
- 1.6 mile, 35 mins walk to Hitchin town centre (as per Google Maps)



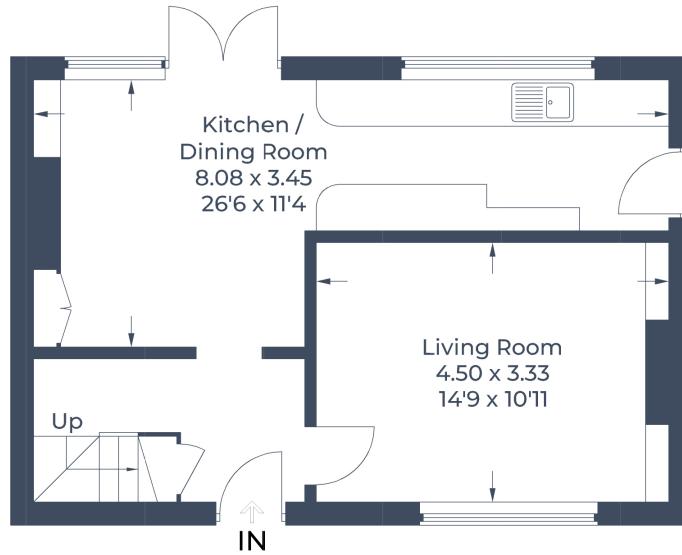




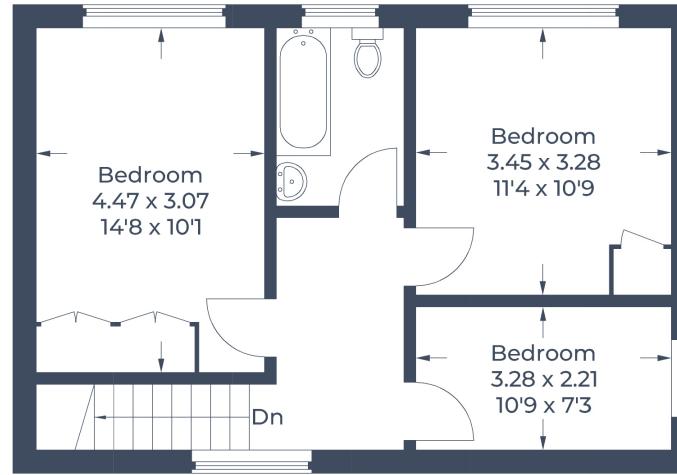
Approximate Gross Internal Area
 Ground Floor = 45.2 sq m / 486 sq ft
 First Floor = 44.7 sq m / 481 sq ft
 Total = 89.9 sq m / 967 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(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			



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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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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