



Byron Close

Hitchin,
Hertfordshire, SG4 0QS
Guide Price £575,000

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An immaculate and spacious four bedroom extended semi detached family home. The property is set on a wide plot and located within a quiet cul de sac nearby Hitchin railway station.

The ground floor accommodation comprises entrance hall, living room with storage cupboard and sliding doors into a bright and airy modern kitchen/dining room with fitted breakfast bar and patio door into the rear garden. To the first floor are three generous double bedrooms, single bedroom and family bathroom with WC, wash hand basin and bath with shower attachment.

The plot provides a wrap-around South Facing rear garden mainly laid to lawn with patio space. To the front is an additional garden space and driveway leading to the single garage.

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.

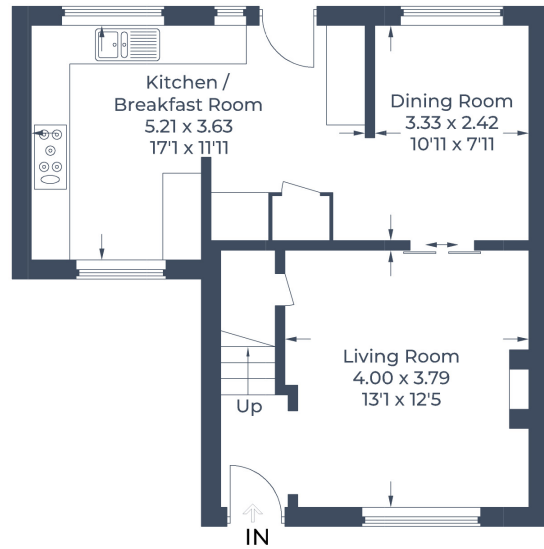
- Extended family home
- Four bedroom semi detached
- Open plan kitchen/dining room to rear
- Cul de sac location near Hitchin railway station
- Generous plot with South facing rear garden
- Garage and driveway
- 0.8 miles, 12 min walk to Hitchin town centre (as per Google Maps)
- 0.4,miles, 9 min walk to Hitchin train station (as per Google Maps)



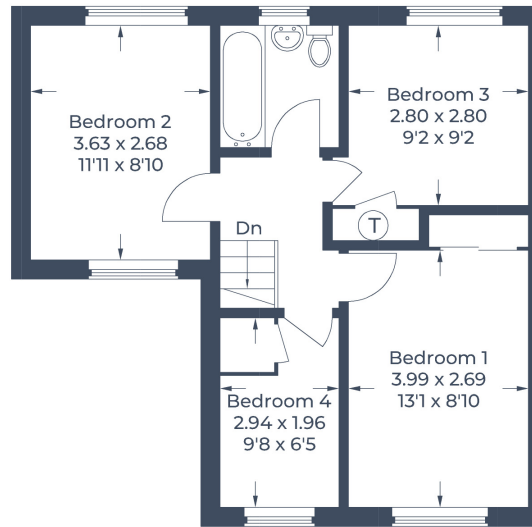




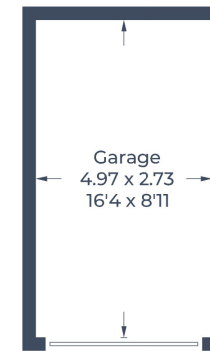
Approximate Gross Internal Area
 Ground Floor = 47.0 sq m / 506 sq ft
 First Floor = 46.8 sq m / 504 sq ft
 Garage = 13.6 sq m / 146 sq ft
 Total = 107.4 sq m / 1,156 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	69
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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