



West Hill

Hitchin,
Hertfordshire, SG5 2HZ
Guide Price £1,175,000

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properties

A wonderful four bedroom detached family home that occupies a generous plot of 0.11 of an acre. The property is located on one of Hitchin's highest regarded roads and within easy walking distance of the town centre, local amenities and the mainline railway station.

This home offers a wonderfully light and contemporary feel with well balanced accommodation arranged evenly over two floors. The front entrance leads in to the hallway. The ground floor comprises a front reception room with a feature square bay window. The hub of the house is no doubt the wonderful contemporary open kitchen, dining room and family room with bifold doors leading out to the rear garden. This offers ample space and comes with a boiling water Quooker tap, full height fridge and full height freezer, wine fridge and new Neff appliances as well as ample work space and breakfast island. Off of the kitchen is a really useful utility room. This floor is completed with a rear lobby with door out to the rear, downstairs cloakroom and under stairs storage. Upstairs, there are good size bedrooms, the principal bedroom comes with a four piece bathroom suite. There are three further bedrooms and a three piece family shower room suite.

Outside the rear garden is of a great size. There is a wonderful patio area which leads out to the lawn. At the rear of the garden is a fantastic home office with full power and light and additionally steps that go down to an outdoor storage cellar. The whole garden is enclosed by timber fence with side access to the front. There is an array of planting. The front of the property offers a block paved driveway providing off road parking.

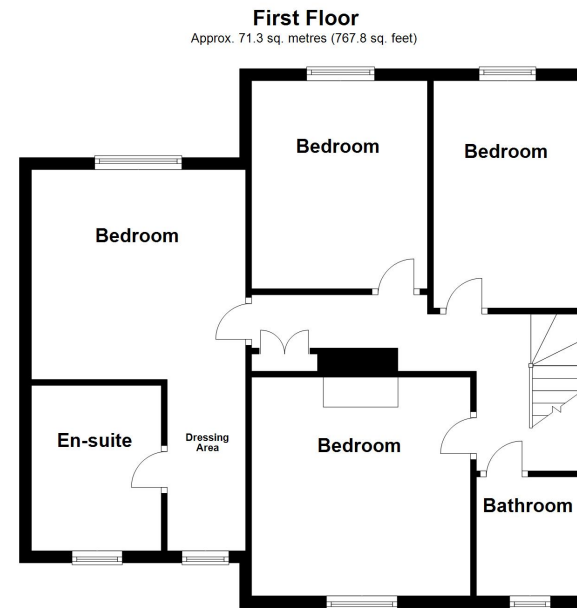
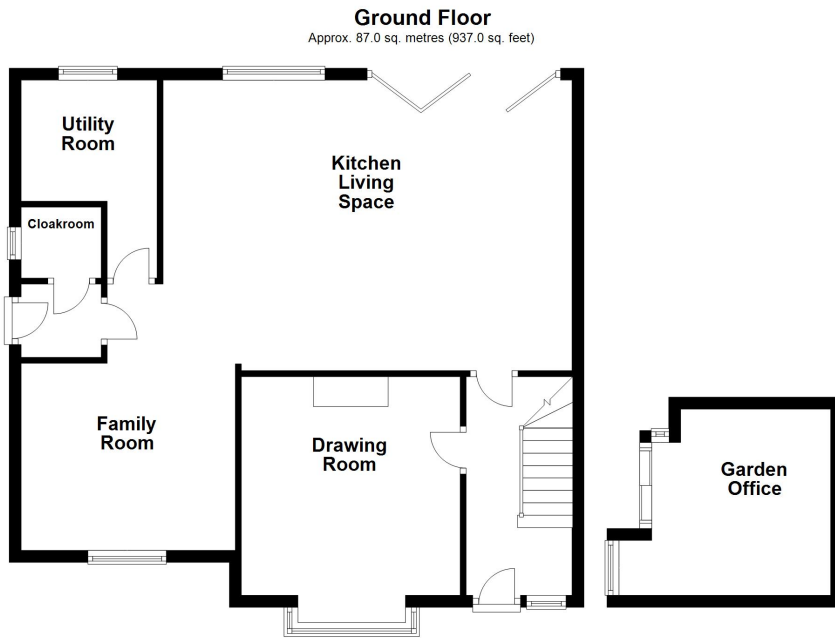
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

- Four bedroom detached family home in highly sought after location
- Beautiful open plan kitchen, dining and family room
- Bifold doors leading out to the lovely rear garden
- Four piece ensuite bathroom to the principal bedroom
- Home office and outdoor storage cellar
- 0.3 mile, 7 mins walk to Hitchin market square (as per Google Maps)
- 1.1 mile, 25 mins walk to Hitchin train station (as per Google Maps)









| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

Total area: approx. 158.4 sq. metres (1704.8 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included. Plan produced using PlanUp.

3 West Hill, Hitchin

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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