



Bearton Green

Hitchin,
Hertfordshire, SG5 1UL
Guide Price £1,000,000

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A superb four bedroom family home located in the much sought after Bearton Green.

Presented in stunning condition throughout, this fine family home has been thoughtfully extended by the current owners to create a well balanced and versatile family home spaciouly arranged over three floors.

The ground floor features welcoming entrance hall, cosy living room with the hub of the house located in the beautiful open plan kitchen/dining/family room with fitted kitchen and central island, part underfloor heating and bi-fold doors opening on to the patio. Also o the ground floor is a useful utility and cloak room.

On the first floor are three bedrooms and stylish family bathroom with the principle bedroom located on the second floor and enjoying its own en-suite and views onto King Georges playing field.

Outside is a wonderfully private and enclosed rear garden with entertaining patio, expanse of lawn, well stocked borders leading to the rear of the garden which houses the spacious home office / studio.

To front is driveway providing off road parking and side access leading to the rear garden.

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 four bedroom semi-detached family home
- Stunning open plan kitchen/diner and family area
- En-suite to principal bedroom
- Fantastic views to the rear of the property
- 1.2 miles, 24 min walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 16 mins walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 92.9 sq m / 1000 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Second Floor = 22.3 sq m / 240 sq ft
 Outbuildings = 34.3 sq m / 369 sq ft
 Total = 192.7 sq m / 2,074 sq ft
 (Excluding Eaves)



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

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Viewing by appointment only

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