



# Cubitt Close

Hitchin,  
Hertfordshire, SG4 0EL  
Guide Price £775,000

country  
properties

A wonderful four double bedroom detached family home located in a highly sought after residential area of Hitchin. The property is situated within walking distance of local schools, Hitchin's mainline train station and local amenities.

This home offers balanced accommodation throughout and is arranged over two floors. The accommodation commences with the large entrance hall with under stairs storage cupboard, downstairs cloakroom and stairs rising to the first floor accommodation. The property benefits from three reception rooms. To the front, currently the office that could easily be used as a reception room, playroom or an additional bedroom. To the rear is the living room with tri-fold doors leading out to the South West facing rear garden and doorway through to the dining room. This floor is completed with the kitchen that offers access to the side of the property. Upstairs, offers a generous landing with airing cupboard and access to the mainly boarded loft. There are four bedrooms with an ensuite to the principal bedroom and a family bathroom.

The property resides on a mature plot with an enclosed rear garden bordered by fence, trees and shrubs. To the front of the property is a driveway providing off road parking and leads up to the single width, double length garage. The garage offers a personal door through 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.

- Four double bedroom detached family home
- Triple reception rooms offering generous accommodation
- Front and rear gardens with garage and off road parking
- Principal bedroom with ensuite
- 0.9 miles, 21 mins walk to Hitchin train station (as per Google Maps)
- 1.3 miles, 30 mins walk to Hitchin town centre (as per Google Maps)

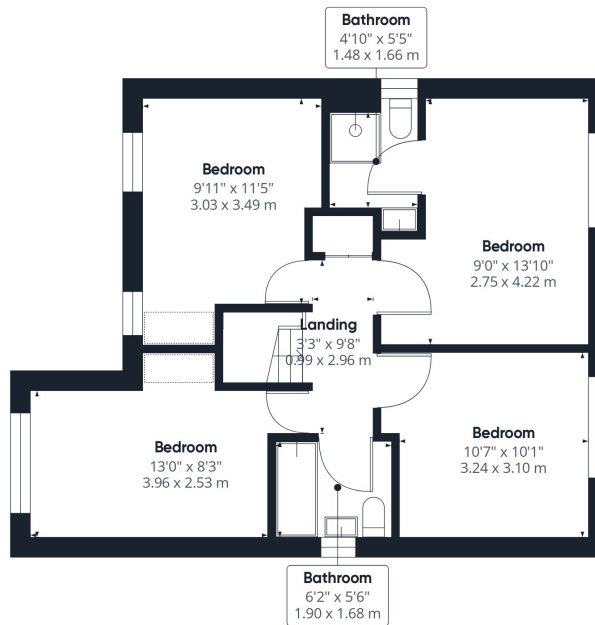




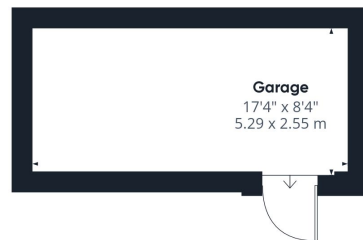




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1428.6 ft<sup>2</sup>  
132.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	71	79
	EU Directive 2002/91/EC	

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

Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

country  
properties

country  
properties