



Kings Down

Hitchin,
Hertfordshire, SG4 9QP
Guide Price £675,000

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A spacious and vastly improved four bedroom detached family home offered to the market in immaculate condition throughout.

The ground floor features a front reception room with large windows, flooding the room with natural light. The heart of this home is the spacious open-plan kitchen/dining/reception space to the rear with kitchen island, modern appliances and separate utility room. Bi-fold doors from the open plan space lead onto a delightful South-West facing garden. From the utility room is access to the single garage and a further separate office/reception space to the rear.

Upstairs, the property boasts four well-proportioned bedrooms. The primary bedrooms offers ample space, natural and light and the luxury of a modern en-suite shower room. The second and third bedrooms are also doubles and the fourth bedroom is a single with built-in storage space. A large family bathroom serves the additional bedrooms and includes WC, wash hand basin and bath with shower.

To the outside there is driveway parking and a beautiful, well maintained, enclosed garden to the rear with lawn and patio space.

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.

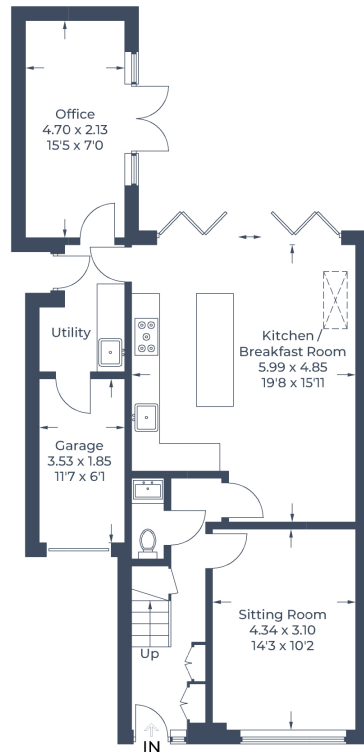
- An immaculate detached family home
- Extended with four bedrooms
- Open plan living to rear
- Two bathrooms
- South-West facing rear garden
- 0.9 miles, 17 min walk to Hitchin train station (as per Google Maps)
- 1.1 miles, 22 min walk to the town centre (as per Google Maps)



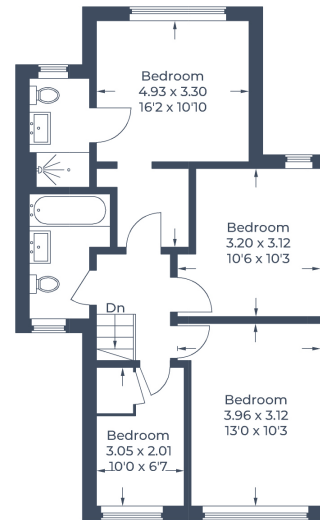




Approximate Gross Internal Area
 Ground Floor = 74.4 sq m / 801 sq ft
 First Floor = 53.5 sq m / 576 sq ft
 Total = 127.9 sq m / 1,377 sq ft
 (Including Garage)



Ground Floor



First Floor

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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