



Radcliffe Road

Hitchin,
Hertfordshire, SG5 1QG
Guide Price £750,000

COUNTRY PROPERTIES
PART OF HUNTERS

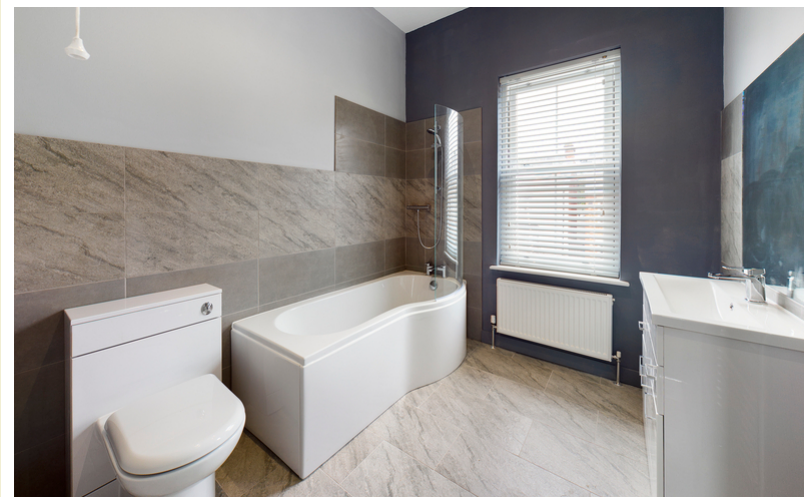
A stunning three bedroom semi-detached family home which is located within easy reach of both the mainline train station and the town. The property originally dates back to the late 1800's and was originally one property. The current owner has stylishly extended and created an additional dwelling creating 61a, this new and modern semi-detached property.

This home offers wonderfully light, stylish and well balanced accommodation throughout arranged over two floors. The accommodation commences with the entrance porch that leads through to the large hallway which could easily be used as a study/office area. There is a reception/living area that would make an ideal snug or dining room. The main family and entertaining area is found with the open kitchen and living space. The kitchen is beautifully designed and offers everything needed for a modern kitchen and the living space is complimented by a beautiful feature bay window. Upstairs, offers a generous landing which leads through to a light and airy principle bedroom that offers two storage cupboards and a three piece suite en-suite. There are two further bedrooms, a family bathroom and additional cloakroom. Outside there is an enclosed patioed courtyard garden to the rear.

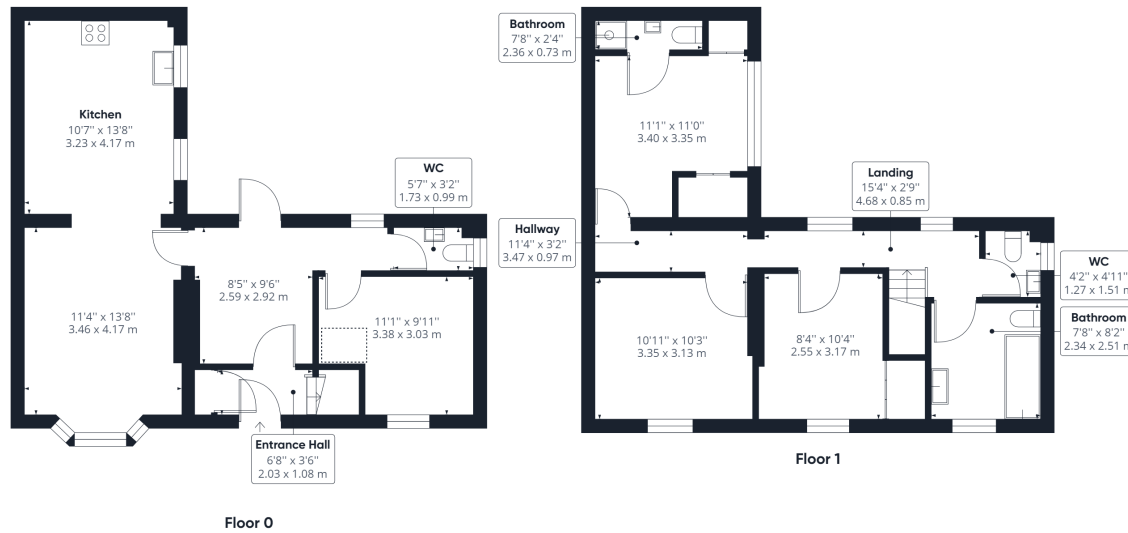
There are plans for subsequent development to the rear of the building which when completed will leave 61A a single parking space to the rear. This parking space is not available at present, however, the current owner will provide a resident parking permit until such time the development is completed and the parking space becomes available.

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 immaculately presented three bedroom semi-detached family home
- Wonderful open plan kitchen/reception area
- Additional living/snug room and entrance hall/office area
- 0.3 mile, 6 mins walk to Hitchin mainline train station (as per Google Maps)
- 0.5 mile, 11 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN







Approximate total area⁽¹⁾

1116.41 ft²
103.72 m²

Reduced headroom

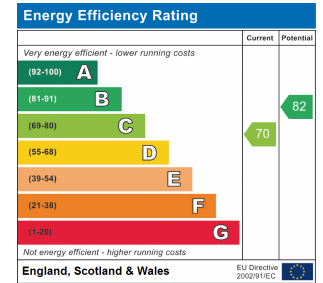
7.84 ft²
0.73 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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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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