



**Cadwell Lane**  
**HITCHIN,**  
**Hertfordshire, SG4 0AQ**  
**Guide Price £190,000**

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This inviting home offers a generous open plan living area filled with natural light, seamlessly connecting to a modern fitted kitchen with contemporary units and ample worktop space. Throughout the property you'll find excellent built in storage, enhancing practicality and keeping the home feeling spacious and uncluttered.

The double bedroom provides comfortable proportions, while the bathroom is neatly appointed and well maintained.

Outside, the property benefits from a single garage en bloc, along with additional parking, making it a convenient choice for commuters or those needing extra space.

We have been advised by the vendor that the remaining lease on the property is 134 years with a Service Charge of £825 paid per annum.

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.

- Ground floor maisonette
- One bedroom
- Ample storage space
- Single garage and parking
- 0.7 mile, 17 mins walk to Hitchin Train Station (as per Google Maps)
- 0.9 mile, 16 mins walk to Hitchin town centre (as per Google Maps)







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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