



Taylor's Cottages

Oughton Head Way, Hitchin,
Hertfordshire, SG5 2LD

Guide Price £600,000

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Wonderfully located in west Hitchin, this fabulous three bedroom family home which is in walking distance to the town centre, local amenities and Ofsted rated outstanding Samuel Lucas primary school and Oughtonhead common. The property is set back, offers driveway parking which looks over Oughtonhead Green.

The accommodation commences on the ground floor with the generous entrance hall. This leads to the downstairs cloakroom and main living areas. The bright living room offers two windows to the side and double doors which lead out to the patio area and garden. There is a wonderful feature gas fireplace. There are additional double doors which lead through to the dining end of the kitchen/diner. This again is a lovely light room, the dining end offers two windows and a feature multi-fuel burner. The kitchen has been done to a great standard and offers a range of storage units with worksurfaces over and built-in appliances. There is a window looking out to the side and a door providing side access. On the first floor are three good size bedrooms and a three piece family bathroom suite. The property also benefits from a generous loft which is boarded and has a Velux window.

Outside there is a block paved driveway providing off road parking which in turn offers gated access into the front garden. The garden offers a paved patio area and is mainly laid to lawn. It is enclosed by planted and hedge borders. There is a pathway down the side of the property, this firstly leads to the brick outbuilding which houses the utility room which is positioned outside the kitchen door and then on to a store.

This pathway also leads to numbers 2 to 4 Taylors Cottage and their out buildings.

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.

- Three bedroom end of terrace family home
- Wonderful location looking over Oughtonhead Green
- Beautiful open kitchen and dining room with multi-fuel burner
- Off road parking and enclosed garden
- 0.5 mile, 13 mins walk to the Town Centre (as per Google Maps)
- 1.2 mile, 28 mins walk to Hitchin main line train station (as per Google Maps)
- NO ONWARD CHAIN
- Off-road parking and enclosed garden







Approximate Gross Internal Area
 Ground Floor = 45.5 sq m / 490 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Outbuilding = 6.0 sq m / 65 sq ft
 Total = 94.0 sq m / 1,012 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

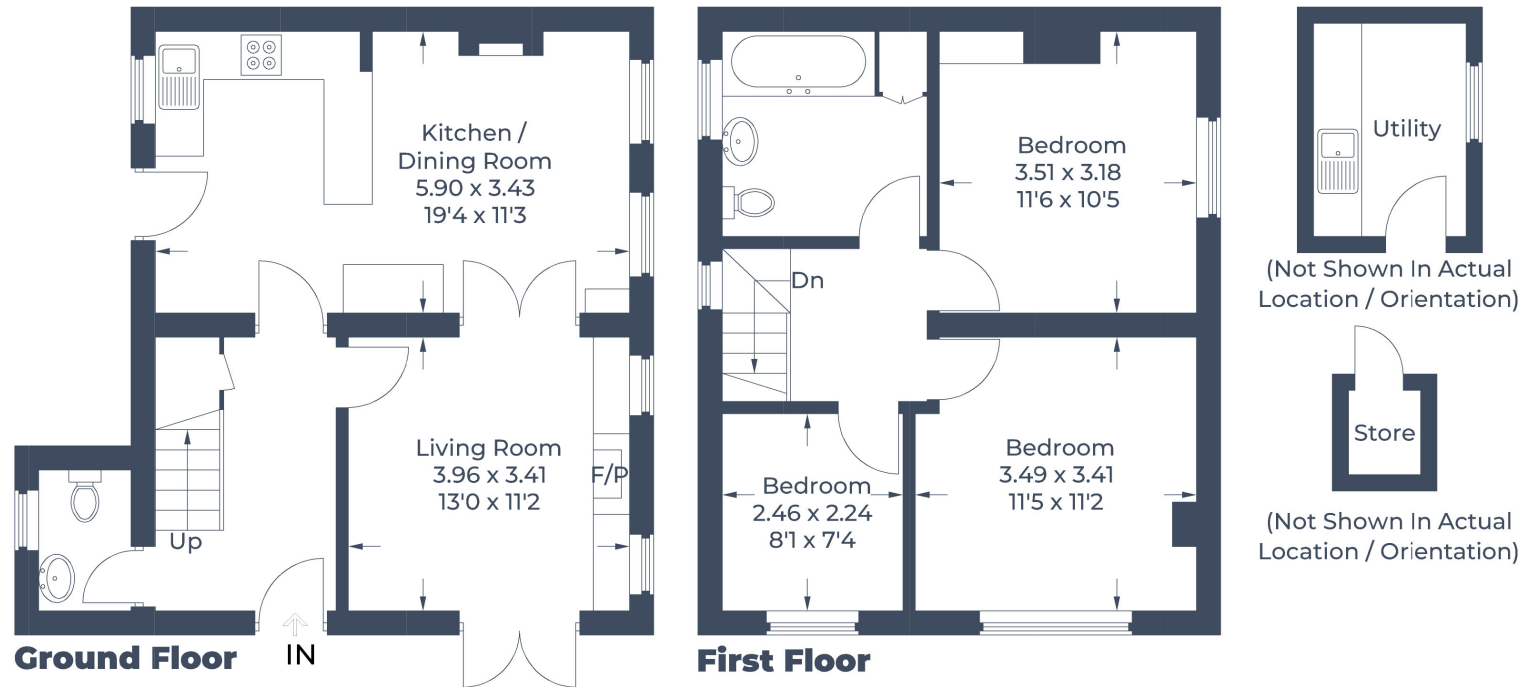


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Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX
 T: 01462 452951 | E: hitchin@country-properties.co.uk
 www.country-properties.co.uk

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