



Riddy Hill Close

Hitchin,
Hertfordshire, SG4 9LE
Guide Price £535,000

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A well presented three bedroom semi-detached family home, tucked away in a small cul-de-sac within the ever-popular SG4 9 area of Hitchin, with excellent schools nearby.

Offered for sale with no onward chain, this charming home provides flexible and well balanced accommodation, spaciously arranged over two floors. The ground floor features a semi open-plan living and dining room, along with a separate fitted kitchen. The first floor offers three bedrooms and a family bathroom.

Externally, the property benefits from a private and enclosed rear garden and a detached garage set behind gates, as well as a driveway to the front providing off-road parking. The property also offers tremendous scope for extension and further enhancement, subject to the usual planning consents.

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 semi-detached family home
- Well maintained and presented throughout
- Two reception rooms
- Front and rear gardens
- Garage and driveway
- 0.9 mile, 19 mins walk to Hitchin Mainline Train Station (as per Google Maps)
- 0.7 mile walk, 15 mins walk to Hitchin town centre (as per Google Maps)

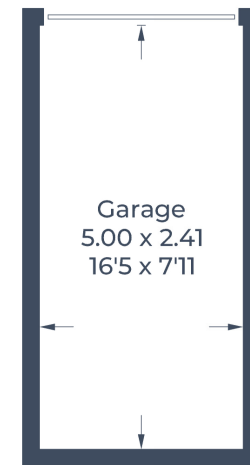
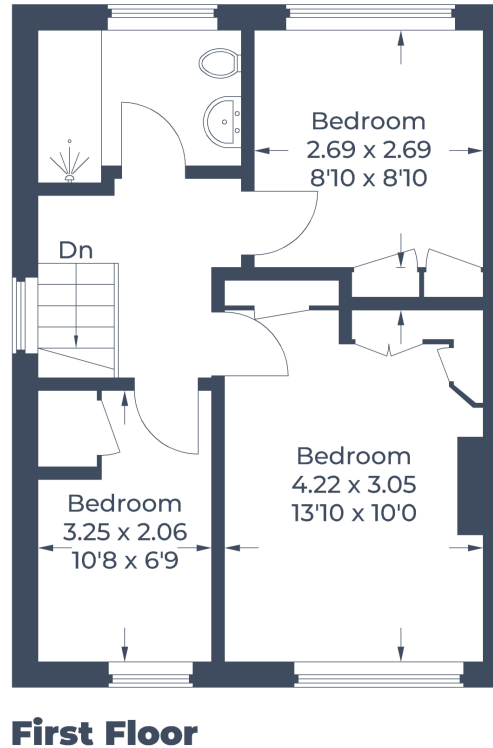
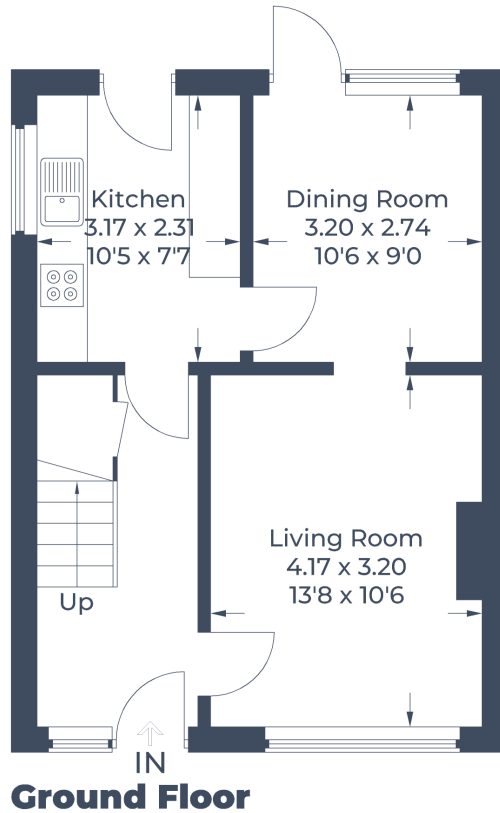




Approximate Gross Internal Area
 Ground Floor = 39.5 sq m / 425 sq ft
 First Floor = 39.1 sq m / 421 sq ft
 Garage = 12 sq m / 129 sq ft
 Total = 90.6 sq m / 975 sq ft



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			
England, Scotland & Wales		68	74
		EU Directive 2002/91/EC	



(Not Shown In Actual Location / Orientation)

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 measurements are approximate, not to scale.
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Viewing by appointment only

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