



West Hill

Hitchin,
Hertfordshire, SG5 2HY
Guide Price £925,000

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A wonderful four bedroom 1930's semi-detached family home that occupies a generous plot of 0.10 of an acre. The property is located on one of Hitchin's highest regarded roads and within walking distance of the town centre, local amenities and the mainline railway station.

This home offers wonderfully light and well balanced accommodation arranged evenly over two floors. The front entrance leads through to the hallway. The ground floor comprises a front reception room with a feature bay window, rear dining room that flows seamlessly into the family and garden room. The hub of the house is the wonderful contemporary open kitchen with a range of fitted appliances and ample work space. This floor is completed with a downstairs cloakroom and understairs storage. Upstairs, there are good size bedrooms, one with a four piece bathroom suite and another with built-in wardrobes and a big feature bay window. There are two further bedrooms and a four piece family shower room suite.

Outside the rear garden is of a good size. There is a patio area which leads out to the lawn area which is enclosed by mature trees and timber and fence hedges. At the rear of the garden is a large wooden shed ideal for storage and a wooden summer house with full power and light. The front of the property offers a block paved driveway providing off road parking and leads to the garage. There is a front flowered area enclosed by a brick wall.

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 cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

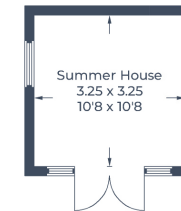
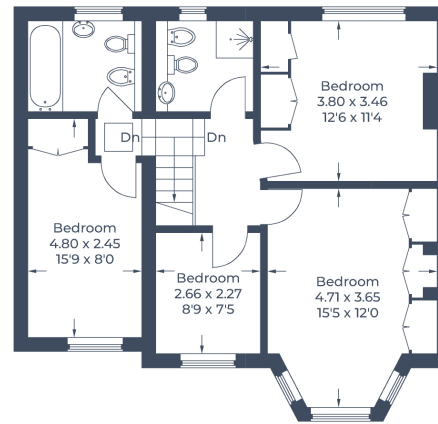
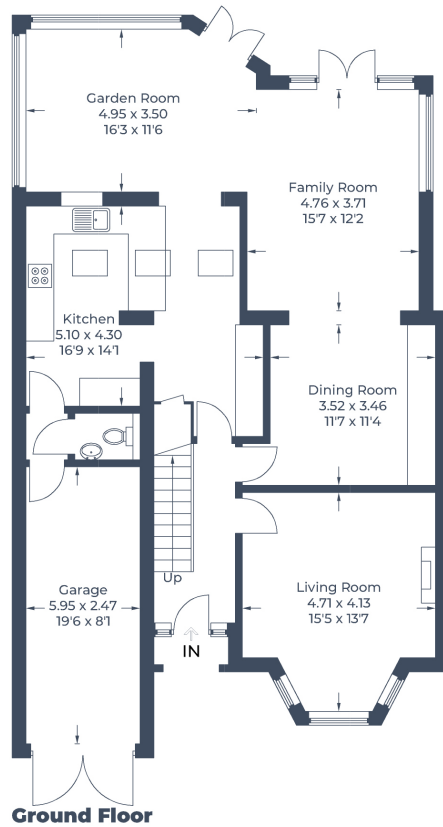
- A wonderful extended 1930's four bedroom semi-detached family home
- Highly sought-after location in West Hitchin ideally situated to local amenities
- Separate bay fronted reception room
- Open plan kitchen, garden and family room
- Ensuite and family bathroom
- 0.5 mile, 13 mins walk to the Town Centre (as per Google Maps)
- 1.3 mile, 29mins walk to Hitchin Mainline Railway Station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 117.4 sq m / 1,264 sq ft
 First Floor = 64.3 sq m / 692 sq ft
 Summer House = 10.6 sq m / 114 sq ft
 Total = 192.3 sq m / 2,070 sq ft



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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

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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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