



# Whitehill Road

Hitchin,  
Hertfordshire, SG4 9HY  
Offers in Excess of £450,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A unique opportunity to purchase this three bedroom detached chalet bungalow which is situated in the highly desirable location of Whitehill Road. Unfortunately the property was subjected to water damage during the winter months and the property is in need of refurbishment and modernisation but provides excellent potential.

The accommodation commences on the ground floor with an entrance porch which leads through to a generous hallway with storage cupboards and stairs to the first floor. The kitchen offers two windows over looking Whitehill road with a door to the side. The living is of generous proportions with a fireplace, window and patio doors allowing plenty of light to flow through. To the left of the hallway is bedroom three with fitted wardrobes and the floor is completed with the family bathroom suite. On the first floor are two generous bedrooms both with eave storage and a W.C off of the landing.

Outside the property is a driveway providing off road parking. To the rear of the property is a lovely courtyard garden with an array of shrub and plant borders.

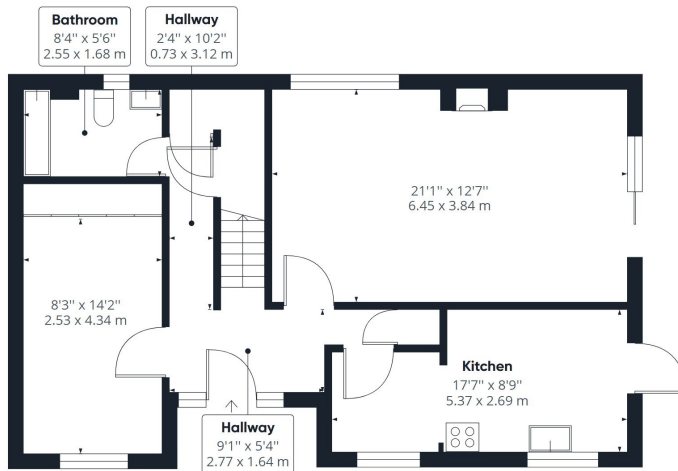
Located in a highly sought-after area of Hitchin, this property is in the SG4 9 postcode area, renowned for access to the local schools and is close to local shops, restaurants, and amenities, as well as excellent transport links to London and beyond.

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.

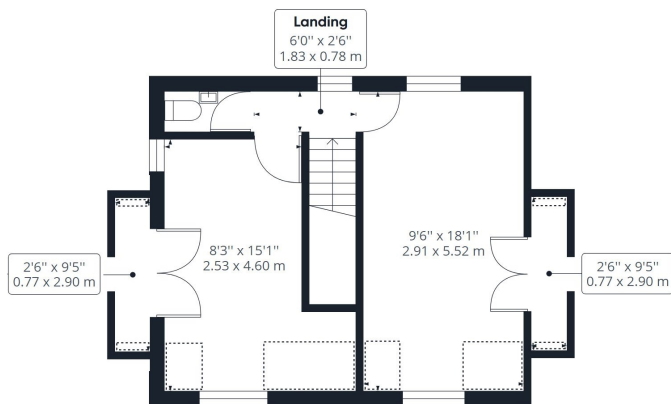
- Detached property that needs renovation
- Excellent location in the SG4 9 postcode area
- Generous living room with patio doors to garden
- 1 mile, 23 mins walk to Hitchin train station (as per Google Maps)
- 0.7 miles, 15 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1103.91 ft<sup>2</sup>  
102.56 m<sup>2</sup>

**Reduced headroom**

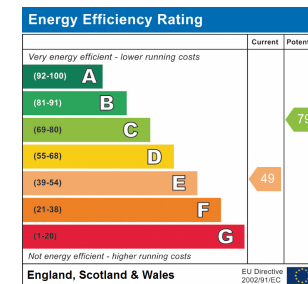
39.86 ft<sup>2</sup>  
3.70 m<sup>2</sup>

(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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