



## Old Park Road

Old Park Road | Hitchin | Hertfordshire | SG5 2JX

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# OLD PARK ROAD

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## Property Description

We are delighted to be able to bring to the market this extended and vastly improved two bedroom end of terrace property.

Situated within the town centre and giving excellent access to both local shops and the train station, this property overlooks the Butts Close park and swimming pool.

The property has been extended to the rear to provide extra living space and has a fully fitted modern kitchen with room for dining. Upstairs there are two double bedrooms along with a refitted wet room.

Acoustic glass has been fitted to the double glazing to provide a surprising quiet mood the property whilst an enclosed and good sized rear garden gives an excellent entertaining outdoor space.

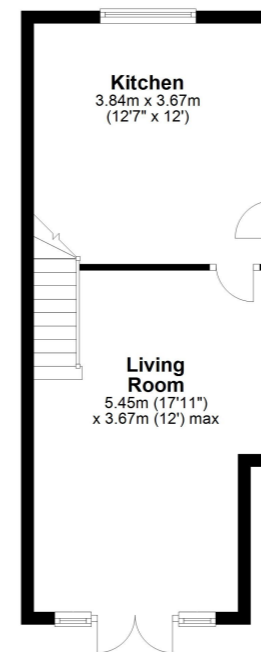
Presented in excellent order throughout and with a very short chain above, this makes a great opportunity for any buyer to enjoy a beautiful home in a great location.

**£450,000 Freehold**

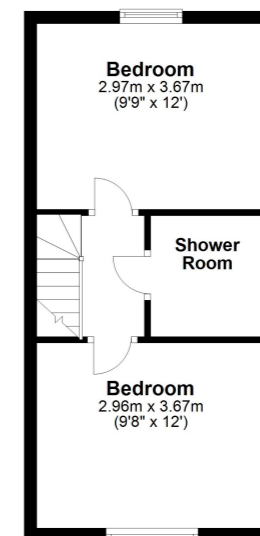




**Ground Floor**  
Approx. 33.5 sq. metres (360.1 sq. feet)



**First Floor**  
Approx. 29.5 sq. metres (318.0 sq. feet)



**Total area: approx. 63.0 sq. metres (678.1 sq. feet)**

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.  
Plan produced using PlanUp.



- Town Centre Location
- Two Double Bedrooms
- Beautiful Finish Throughout
- Enclosed Rear Garden
- Close Proximity to Swimming Pool & Park
- Acoustic Double Glazing
- Viewing Advised to Fully Appreciate
- Wet Room

EPC Rating:

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