



Browning Drive

Hitchin,
Hertfordshire, SG4 0QR
Guide Price £535,000

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This beautifully updated three bedroom semi detached home offers stylish, modern living throughout and is ideal for families seeking a property finished to a high standard. The property is positioned at the end of a quiet cul de sac within a desirable location in Hitchin.

The bright and comfortable living room provides a relaxing space to unwind, while the impressive open plan kitchen/diner forms the heart of the home. This contemporary space features sleek cabinetry, a premium quartz worktop, and doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow perfect for both everyday living and entertaining

Outside, the home continues to impress with a neatly maintained front garden, a private rear garden perfect for family time or summer dining, and the added benefit of a single garage and driveway parking.

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.

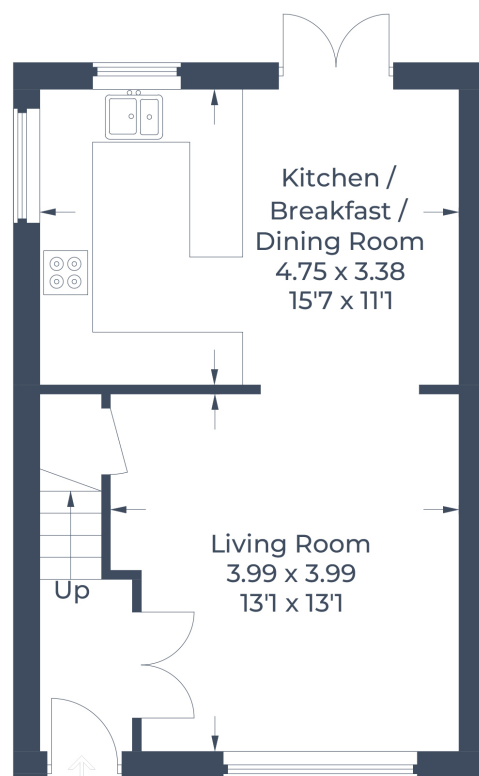
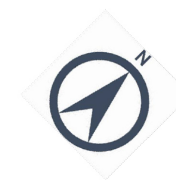
- Immaculate family home
- Three bedroom semi detached
- Open plan kitchen/diner
- Front and rear gardens
- Garage and driveway
- Cul de sac location
- 0.4 miles, 10 mins walk to Hitchin train station (as per Google maps)
- 0.9 miles, 20 mins walk to Hitchin town centre (as per Google Maps)



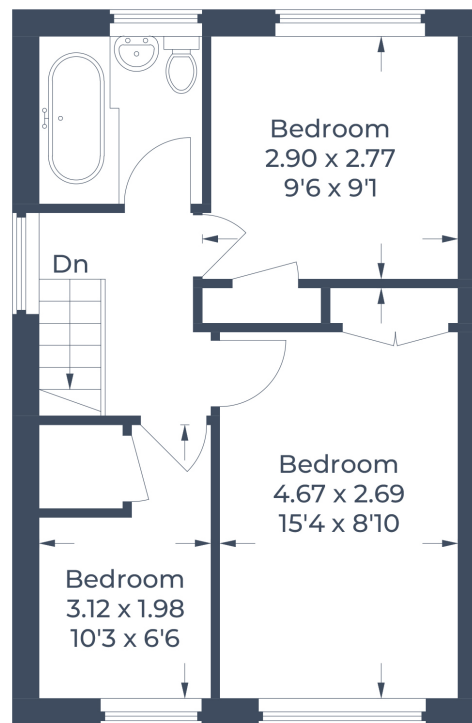




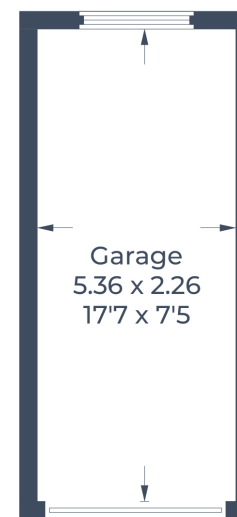
Approximate Gross Internal Area
 Ground Floor = 35.9 sq m / 386 sq ft
 First Floor = 35.6 sq m / 383 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 83.5 sq m / 898 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(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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