



Trevor Road

Hitchin,
Hertfordshire, SG4 9TA
Offer in Excess of £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

This wonderfully presented three bedroom family home is set on the ever popular Trevor Road, chosen for its central location and easy access to Hitchin train station, town centre and local amenities.

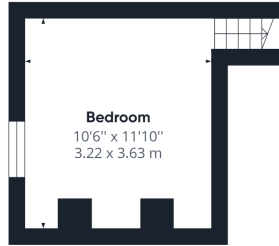
The property offers the perfect blend of character and modern living. The accommodation starts with a living room with a feature fireplace and sash windows with fitted shutters, this leads through to the kitchen with integrated appliances. Off of the kitchen you access the lower ground floor that is currently being used as a double bedroom. This leads off to a utility room and newly refurbished shower room. On the first floor there are two bedrooms and a three piece suite family bathroom. The first floor then leads off to an upper level loft room. The rear garden is beautifully landscaped and offers two patio areas, a green house and a shed. There is a right of access across the rear of the property for the neighbouring properties.

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.

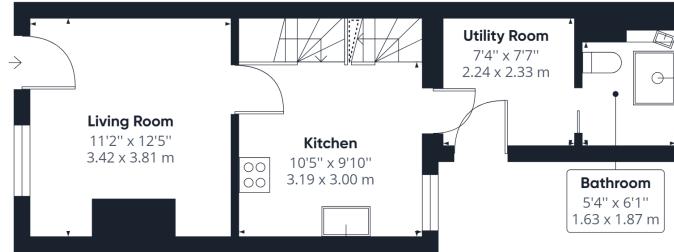
- Three bedroom family home
- Two bathrooms
- Great location for town centre and train station
- Period features with contemporary living
- Landscaped rear garden
- Basement
- 0.3 mile, 5 min walk to Hitchin train station (as per Google maps)
- 0.5 mile, 10 min walk to Hitchin town centre (as per Google maps)



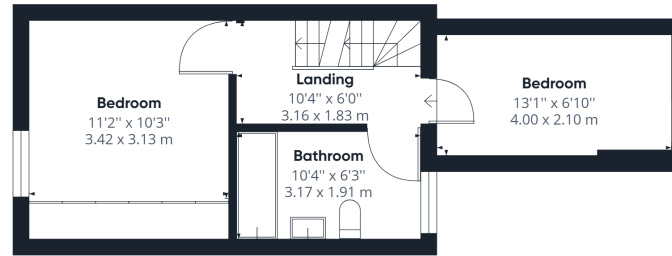




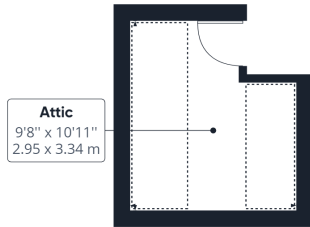
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

939.48 ft²
87.28 m²

Reduced headroom

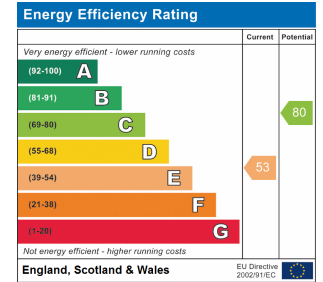
60.70 ft²
5.64 m²

(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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

