



**Bearton Avenue**  
Hitchin,  
Hertfordshire, SG5 1NZ  
Guide Price **£795,000**

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properties

Set within one of Hitchin's most sought after residential roads, this attractive four bedroom detached home offers generous accommodation, modern finishes, and the added benefit of no onward chain.

The ground floor welcomes you with a bright entrance hall leading to a useful WC. From here, the layout opens into a spacious rear aspect living room, a wonderfully light and inviting space that flows naturally into the adjoining dining area, perfect for both everyday living and entertaining. A modern fitted L shaped kitchen provides excellent worktop space and storage, complemented by a separate utility room. Completing the ground floor is an additional study/reception room, offering valuable flexibility.

Upstairs, the property continues to impress. The principal bedroom features fitted wardrobes and a stylish, modern ensuite shower room. Three further generous bedrooms provide ample space for family or guests, all served by a contemporary family bathroom.

Outside, the private and enclosed rear garden offers a peaceful setting for relaxation or outdoor dining. To the front, driveway parking adds everyday practicality.

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 family home
- Four bedrooms
- Two bathrooms
- Kitchen with separate utility room
- Modern finishes throughout
- Driveway parking
- 0.5 miles, 11 mins walk to Hitchin town centre (as per Google Maps)
- 0.9 miles, 20 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area  
 Ground Floor = 79.5 sq m / 856 sq ft  
 First Floor = 66.0 sq m / 710 sq ft  
 Total = 145.5 sq m / 1,566 sq ft

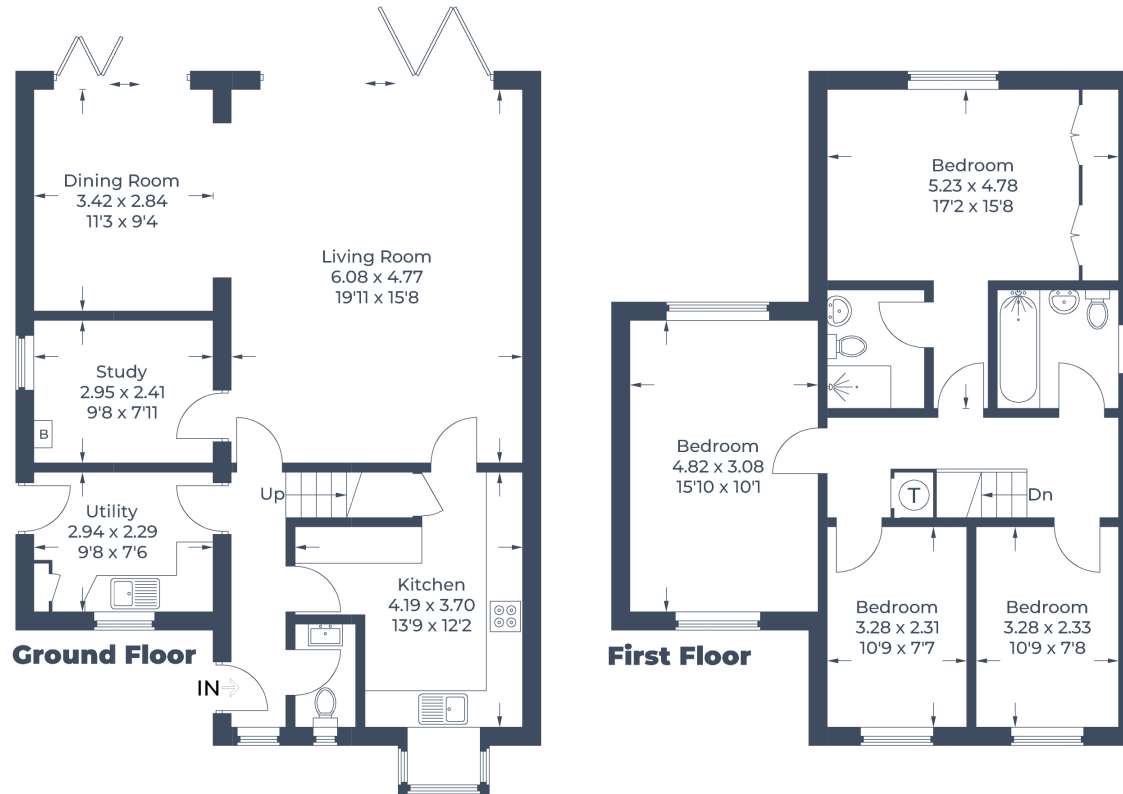


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(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	

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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