



# Heathfield Road

Hitchin,  
Hertfordshire, SG5 1TD  
Guide Price £350,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A two bedroom semi detached family home offered to the market in immaculate condition throughout. This property is set within a desirable location in Hitchin and has had previous planning permission granted for extending.

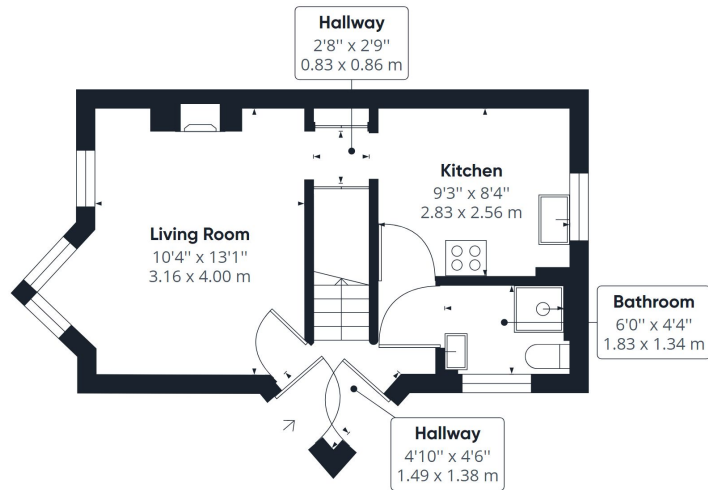
The property comprises of entrance hall with doors leading to spacious living room, modern fitted shower room and kitchen with range of base and eye level units and two storage cupboards. To the first floor are two double bedrooms with fitted wardrobe space.

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.

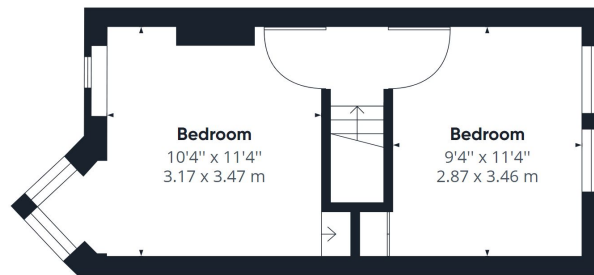
- A semi-detached home
- Two double bedrooms
- Off road parking
- Previous Planning Permission Granted for Rear Extension
- 0.8 miles, 15 mins walk to town centre (as per Google maps)
- 0.8 miles, 17 min walk to Hitchin train station (as per Google maps)







Floor 0



Floor 1

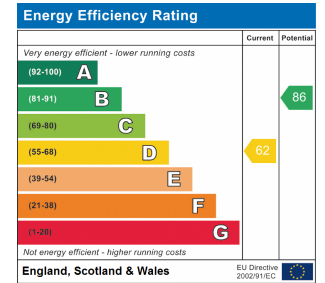
Approximate total area<sup>(1)</sup>

563.16 ft<sup>2</sup>  
52.32 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

