



Benslow Lane

Hitchin,
Hertfordshire, SG4 9QZ
Guide Price £1,750,000

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properties

Set behind the amazing gated entrance is this spectacular family home which is located in one of Hitchin's prime residential locations and offers beautiful, versatile and well balanced accommodation which is spaciouly arranged over two floors and presented to the highest of standards throughout.

The entrance hall is not only spacious but very welcoming offering access to the main accommodation and a floating staircase to the first floor. The front of the house features a generous home office and leading on to the downstairs cloakroom. The heart of the house is the amazing open plan kitchen, dining, living space with sliding doors leading out to the rear garden. This whole space wraps seamlessly around the feature in built fireplace. The beautiful Leicht kitchen comes with Miele appliances and flows through to the separate utility room. Upstairs there are four excellent sized bedrooms all with built-in bedroom furniture. The feature is the main principal bedroom suite that comes with walk-in dressing room and four piece luxury en-suite. This floor is completed with the four piece family bathroom suite.

Outside and to the front of the property is a block paved driveway offering off road parking for ample cars which is set behind security gates. To the rear of the property is a stunning rear garden. This starts with a sunken patio area which in turn steps up to a wonderful artificial lawn area. This then leads up to the rear of the garden where you will find the purpose built home office/summer room. The garden is enclosed by timber fencing and offers an array of mature trees and shrubs.

Viewings are highly recommended to fully appreciate the space, accommodation and wonderful contemporary feel that this property has to offer.

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 simply stunning four bedroom detached family home
- Located in one of Hitchin's most desirable roads in the SG4 9 postcode area
- Wonderful contemporary property occupying over 2800sqft of accommodation
- Stunning Leicht kitchen and open plan living area
- Complete heat recovery system, underfloor heating to the ground floor
- Set behind a gated driveway with ample off road parking
- Low maintenance rear garden with large patio area
- 0.6 miles, 12 min walk to Hitchin town centre (as per Google Maps)
- 0.3 miles, 7 min walk to Hitchin train station (as per Google Maps)



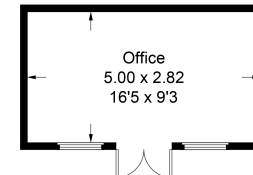
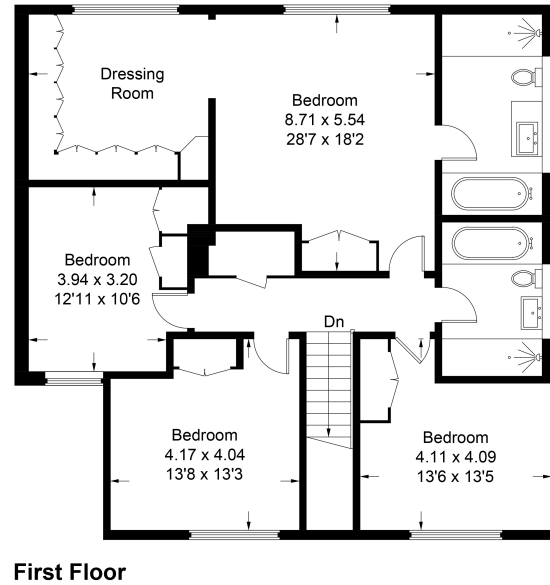
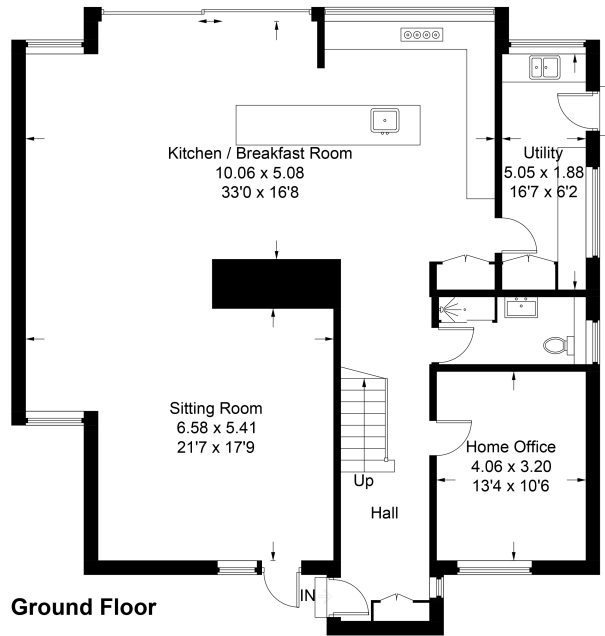




Approximate Gross Internal Area
 Ground Floor = 134.7 sq m / 1,450 sq ft
 First Floor = 117.8 sq m / 1,268 sq ft
 Office = 14.0 sq m / 151 sq ft
 Total = 266.5 sq m / 2,869 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	91
(69-80)	C		
(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	



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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