



Sorrel Garth
Hitchin,
Hertfordshire, SG4 9PS
Guide Price **£1,200,000**

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A superb four bedroom detached family home situated in the popular SG49 area of Hitchin providing excellent access to the station and town centre as well as offering an excellent choice of schools.

Presented in beautiful condition throughout, this fine family home offers well balanced and versatile accommodation spaciouly arranged over two floors. The ground floor features a modern fitted kitchen / breakfast room with breakfast bar, bay fronted dining room with feature fireplace, large living room with another feature fireplace, separate study, utility room and delightful sunroom with underfloor heating and large bi-fold doors opening onto the patio. The four bedrooms are located on the first floor with the principal bedroom benefiting from its own en-suite and a stylish family bathroom.

Outside is a wonderfully private and enclosed westerly facing mature rear garden with a large patio ideal for entertaining and driveway and garage to the front providing off road parking.

Sorrel Garth is a highly prestigious Close in one of the most sought-after locations in Hitchin. It is located off Wymondley Road, 16 mins walk from the station and 15 mins walk from the town centre. Within just a short walk of under 8 minutes is Hitchin Girls' Secondary School and William Ransom Primary School, both have 'outstanding' Ofsted results, making this an ideal location for families.

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.

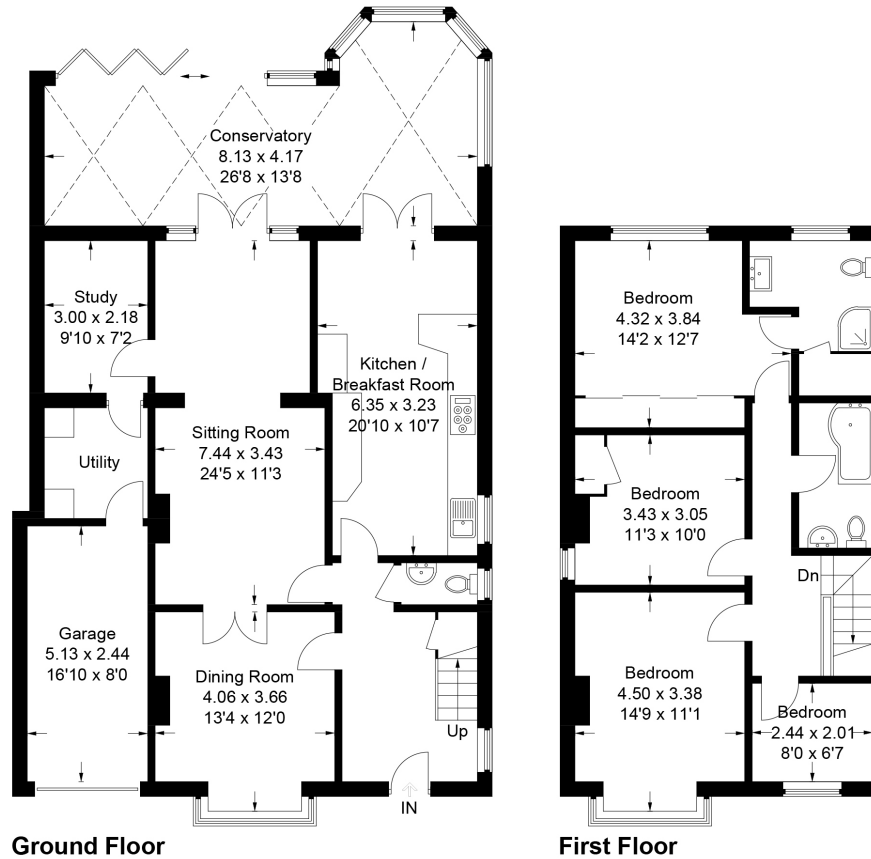
- Detached family home
- Four bedrooms and two bathrooms
- Four reception rooms
- Popular Cul-de-sac ideal for families
- Garage and off road parking
- Westerly facing rear garden
- SG4 9 postcode and catchment area
- 0.8 mile, 16 min walk to Hitchin train station (as per Google Maps)
- 0.7 mile, 15 mins walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 131.4 sq m / 1,414 sq ft
 First Floor = 67.7 sq m / 729 sq ft
 Total = 199.1 sq m / 2,143 sq ft



Ground Floor

First Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	61	
(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

Viewing by appointment only

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