



Woolgrove Road

Hitchin,
Hertfordshire, SG4 0AZ
Guide Price £575,000

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An extended three bedroom family home situated on a generous plot and provides incredible opportunity to further extend (STPP).

To the ground floor is an entrance porch, living room with bay window and log burner, spacious and bright kitchen/dining room with separate utility space and a shower room with wash hand basin and walk in shower. From the kitchen is a large garage space and a W.C.

The first floor offers a primary bedroom with fitted wardrobes, further double bedroom with double doors, W.C and further single bedroom.

To the outside is a large enclosed rear garden mainly laid to lawn with patio space and access to garage. To the front is a spacious plot with driveway parking for several vehicles and garden.

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.

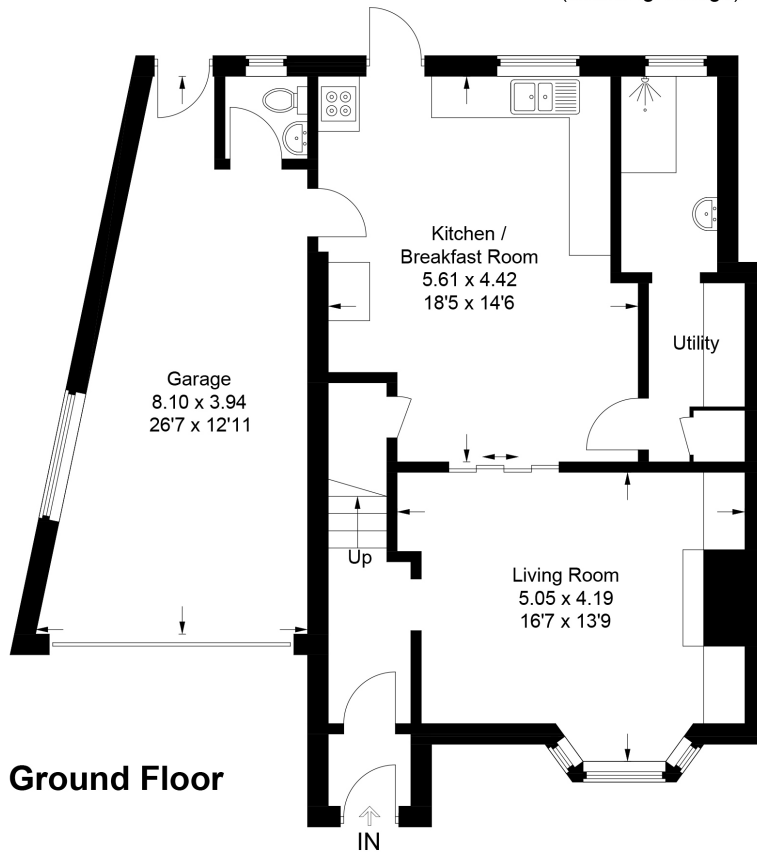
- Large plot
- Extended semi-detached house
- Three bedrooms
- Potential to extend further (STPP)
- Large kitchen/diner
- 0.7 miles, 12 min walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 21 min walk to Hitchin town centre (as per Google Maps)



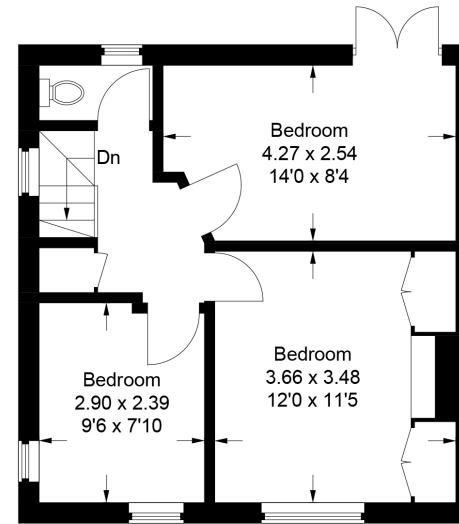




Approximate Gross Internal Area
 Ground Floor = 85.9 sq m / 925 sq ft
 First Floor = 38.6 sq m / 415 sq ft
 Total = 124.5 sq m / 1,340 sq ft
 (Including Garage)



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		83
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(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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