



Portman Close

Hitchin,
Hertfordshire, SG5 2UX
Offers in Excess of £500,000

COUNTRY PROPERTIES
PART OF HUNTERS

Available with no onward chain is this three bedroom family home located in the desirable area of Hitchin situated on a corner plot in a cul-de-sac location with off road parking and garage. The property is within walking distance to Hitchin train station, providing easy access to London and is also within walking distance of local amenities and highly regarded schools.

Entering the property the hallway leads to a downstairs W.C and stairs to first floor. A bright and spacious living/dining room, kitchen and a conservatory to the rear. Upstairs comprises three generously proportioned bedrooms, with the master bedroom featuring built-in wardrobes. The family bathroom is also located on the first floor, and features a modern suite with walk in shower.

The rear garden is a true delight, with a well-maintained lawn, a patio area, and plenty of mature shrubs. It is a peaceful oasis that is perfect for relaxing in on warm summer days.

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.

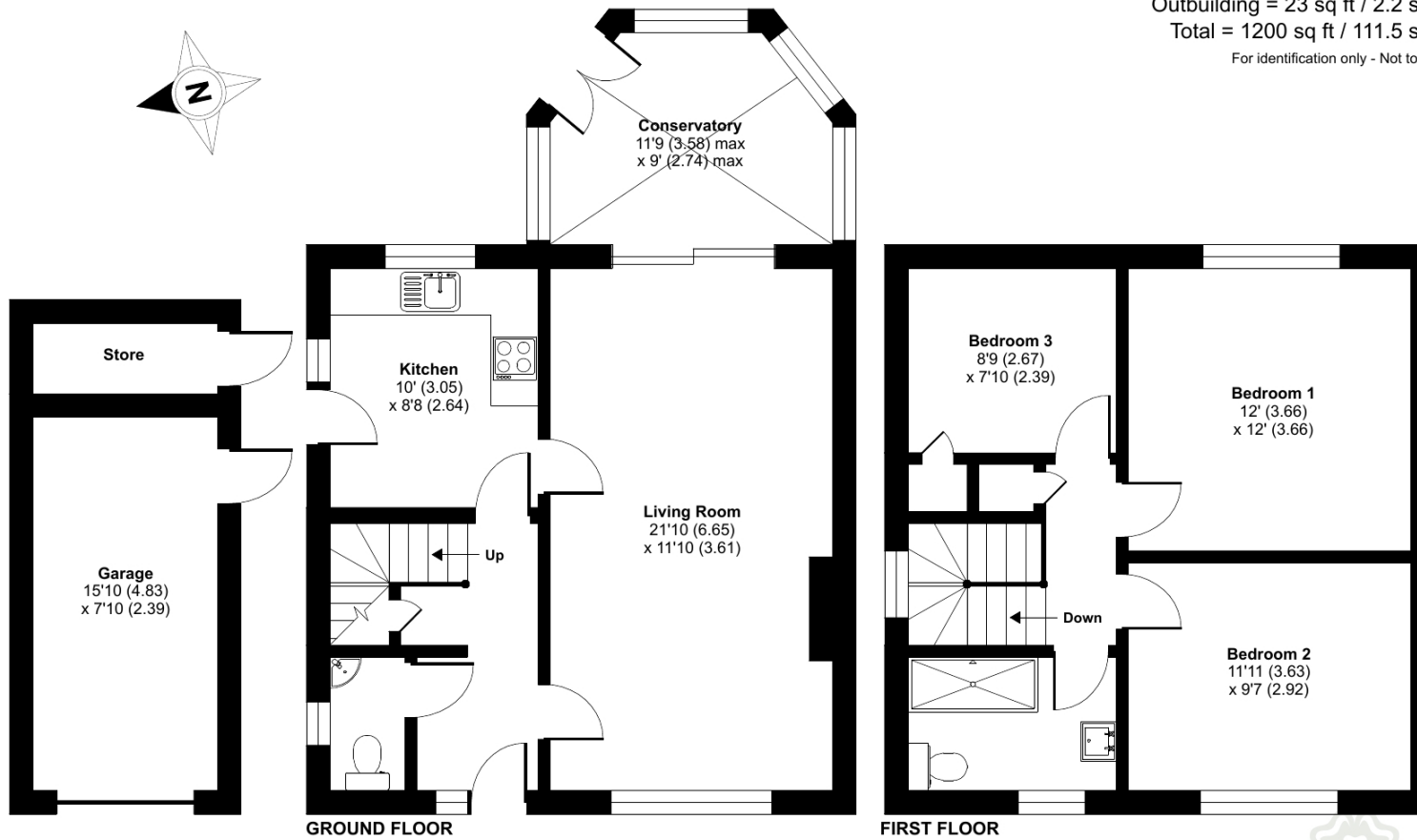
- Detached Family Home
- Three Bedrooms
- Cul de Sac Location
- Conservatory
- Garage and Driveway
- 1.2 mile, 25 mins walk from Hitchin Town Centre (as per google maps)
- 1.6 mile, 33 min walk from Hitchin Train Station (as per google maps)





Approximate Area = 1053 sq ft / 97.8 sq m
 Garage = 124 sq ft / 11.5 sq m
 Outbuilding = 23 sq ft / 2.2 sq m
 Total = 1200 sq ft / 111.5 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		71
(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			



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 969400



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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