



Manton Road

Hitchin,
SG4 9NP

Guide Price £525,000

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This superb three bedroom semi-detached family home resides in a quiet residential road in the highly sought SG4 9 postcode area of Hitchin. The property is within easy walking distance to the local amenities, local schools and only a few minutes stroll from open countryside.

This home offers wonderfully light and balanced accommodation throughout arranged over two floors. The accommodation commences with the entrance hallway that flows through offering stairs rising to the first floor accommodation and access to the main living areas. To the front of the property is the living room with a large bay window. At the rear of the property is the kitchen, door through to the dining room and on to the family room. Upstairs there are three bedrooms including the main principal bedroom with bay window and built in storage. The floor is completed with a two piece bathroom suite and separate w.c.

The property resides on an elevated plot with a lovely rear garden bordered by fencing. There is a lovely patio and lawn area. The front of the property offers off road parking on the block paved driveway and access to the garage.

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.

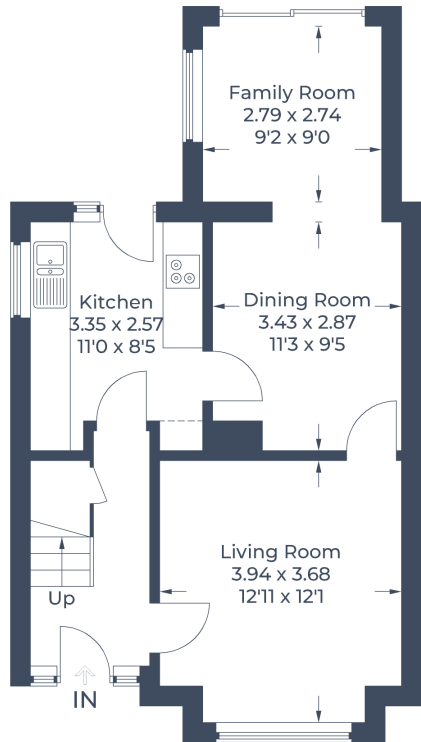
- A wonderful three bedroom family home
- Quiet location in the SG4 9 postcode area
- Separate living room, kitchen, dining and family room
- Enclosed private rear garden with patio and lawn area
- 1.1 miles, 22 min walk to Hitchin town centre (as per Google Maps)
- 1.2 miles, 27 min walk to Hitchin train station (as per Google Maps)
- NO ONWARD CHAIN



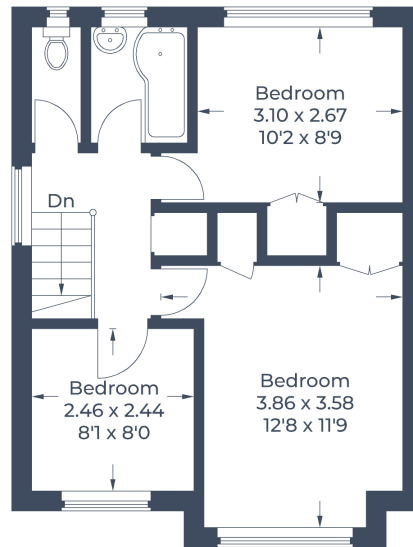




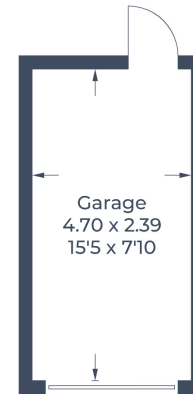
Approximate Gross Internal Area
 Ground Floor = 48.5 sq m / 522 sq ft
 First Floor = 40.5 sq m / 436 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 100.3 sq m / 1,080 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	81
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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