



# Pirton Close

Hitchin,  
Hertfordshire, SG5 2BU  
Guide Price £900,000

country  
properties



A unique opportunity to purchase this two/three-bedroomed detached bungalow, which is situated on a generous plot, tucked away at the end of a quiet cul-de-sac.

The property offers spacious accommodation of over 1450 sqft including the integral garage. The property starts with a large and welcoming entrance hallway, which leads through to the main living areas. To the left is a spacious living room with a feature fireplace and large picture window looking over the front garden whilst allowing plenty of light to flow through. The further reception rooms consist of a superb dining room which could be used as a third bedroom if required and a snug room which could be used as a study/office. The kitchen/breakfast room is to the rear of the property and offers bi-folding doors leading out to the rear garden. The principal bedroom is cleverly designed and comes with a walk-in wardrobe/dressing area and an en-suite. The further bedroom is to the rear and comes with a built-in wardrobe. The property is then finished off with a three piece family shower room.

The property sits on a substantial plot of 0.17 of an acre. The mature gardens wrap around and offer wonderful lawn spaces, a patio and paved areas, an array of mature planting and hedges as well as a lovely summer house. There is a block paved driveway providing off-road parking for multiple cars and access to the single garage. The property is located at the end of the cul-de-sac and is set behind gates making it exceptionally private.

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 bungalow set at the end of a quiet cul-de-sac
- The property is located behind gates making it exceptionally private
- Versatile accommodation offering two/three bedrooms
- Generous kitchen/breakfast room with Bi-fold doors
- 0.6 mile, 14 mins walk to Hitchin town centre (as per Google Maps)
- 1.4 miles, 32 mins walk to Hitchin mainline railway station (as per Google Maps)
- No onward chain





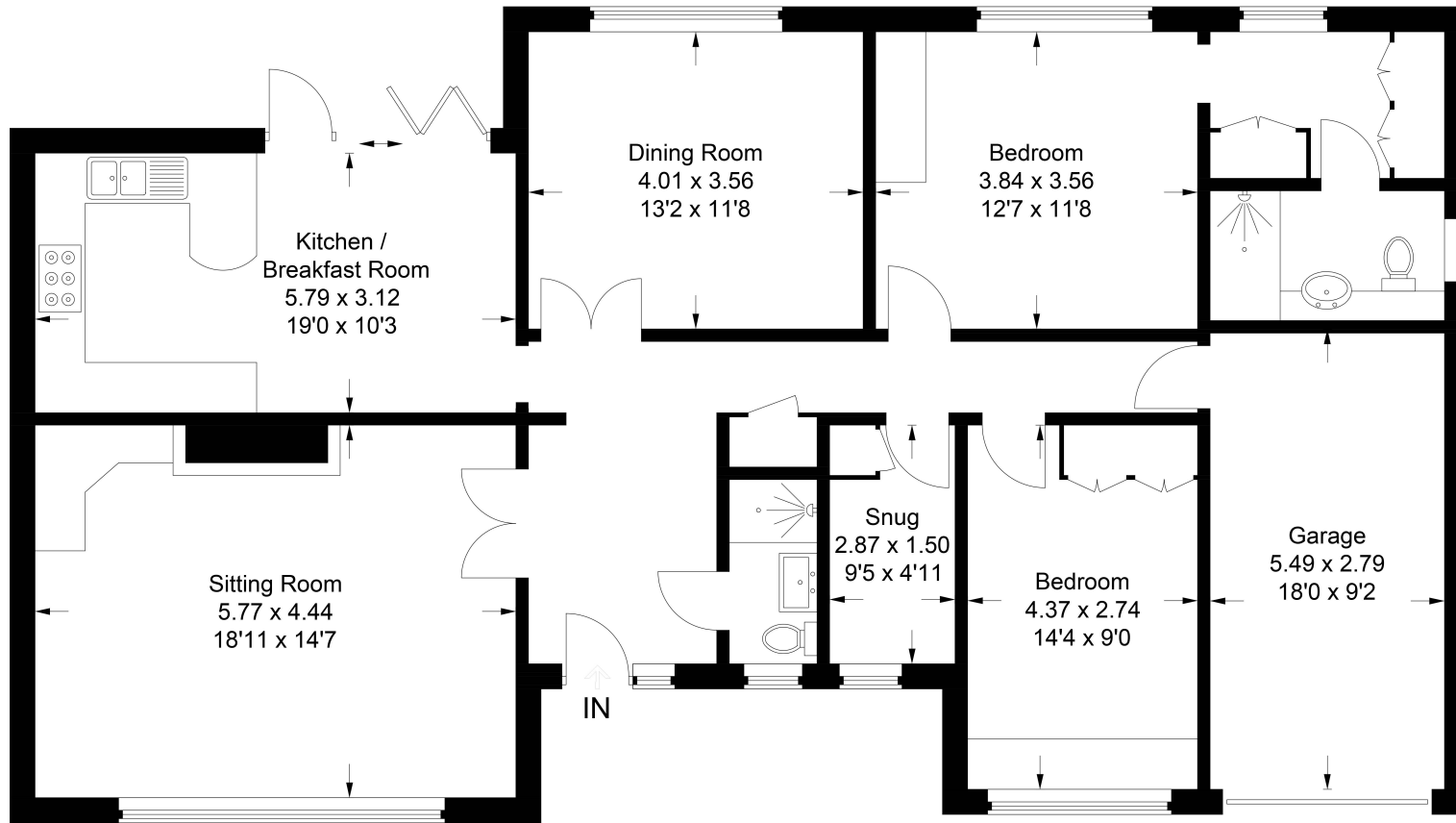








Approximate Gross Internal Area = 136.9 sq m / 1,473 sq ft  
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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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