



# Park Street

Hitchin,  
Hertfordshire, SG4 9AH  
Guide Price £425,000

country  
properties



Centrally located within a short walk from the town centre is this wonderful refurbished character cottage that benefits from accommodation spread over three floors.

The front door leads into the beautifully presented reception room which benefits from a lovely tiled floor and feature fire place. This then leads seamlessly through to the fitted kitchen with modern appliances. There are stairs leading down to the living room which again boasts a decorative fire place hearth. On the first floor are two bedrooms and a three piece family bathroom suite. The property benefits from a courtyard rear garden and two allocated parking spaces to the side of the property.

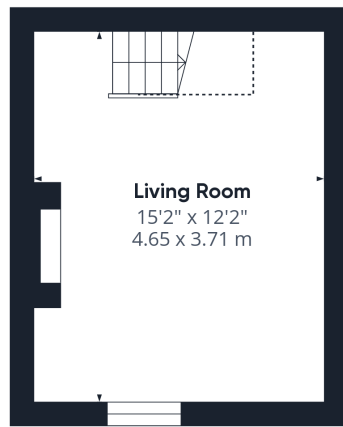
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Two bedroom semi-detached property
- Accommodation evenly balanced over three floors
- Separate reception rooms offering versatile accommodation
- Two allocated parking spaces
- Courtyard garden
- 22 mins, 1 mile walk to Hitchin mainline train station (as per Google Maps)
- NO ONWARD CHAIN

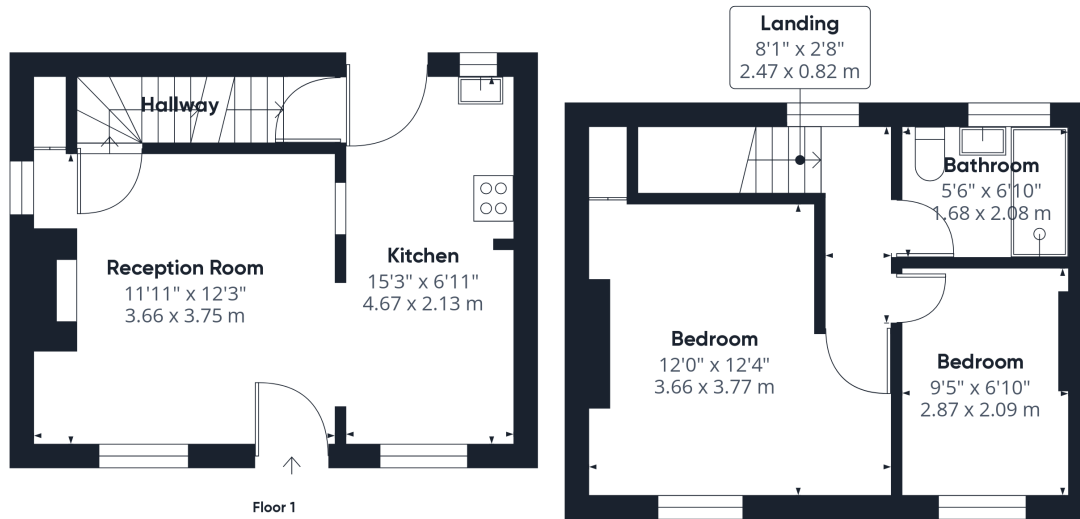




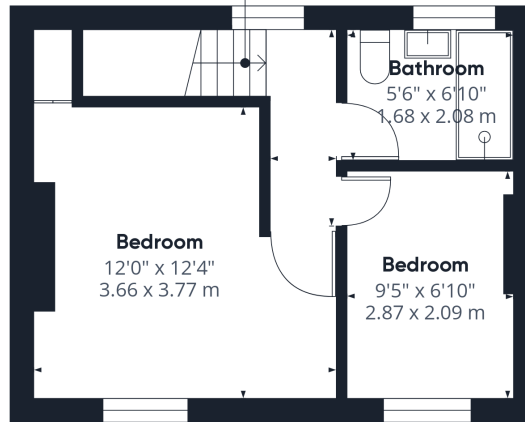




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

704.51 ft<sup>2</sup>  
65.45 m<sup>2</sup>

**Reduced headroom**

12.54 ft<sup>2</sup>  
1.16 m<sup>2</sup>

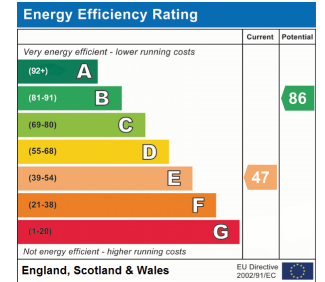
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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