



Collison Close

Hitchin,
Hertfordshire, SG4 0RE
Guide Price £685,000

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Spacious Five-Bedroom Detached Home in Sought-After Rose Hill, Hitchin.

Situated in the highly desirable Rose Hill area of Hitchin, this five-bedroom detached home offers a fantastic opportunity for those looking to add their own touch to a well-proportioned family residence. The property has been extended, providing generous living space, but would benefit from some updating—ideal for buyers seeking a home with potential. The ground floor boasts separate reception rooms, a spacious kitchen, a utility room and W.C. The dining area opens out to the rear garden. Upstairs, five well-sized bedrooms provide excellent accommodation and are served by a separate bathroom and W.C.

Externally, the property features a large rear garden, ample driveway parking, and an integral garage. Located within easy reach of Hitchin's amenities, well-regarded schools, and excellent transport links, this home is perfect for families and commuters alike. A rare opportunity in a sought-after location—early viewing is highly recommended!

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.

- Five bedroom detached family home
- Sought after location
- Boasts huge potential
- Large rear garden
- Driveway parking and garage
- 1.0 mile, 23 mins walk to Hitchin train station (as per Google Maps)
- 1.5 miles, 31 mins walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 72.9 sq m / 785 sq ft
 First Floor = 72.6 sq m / 781 sq ft
 Total = 145.5 sq m / 1,566 sq ft



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

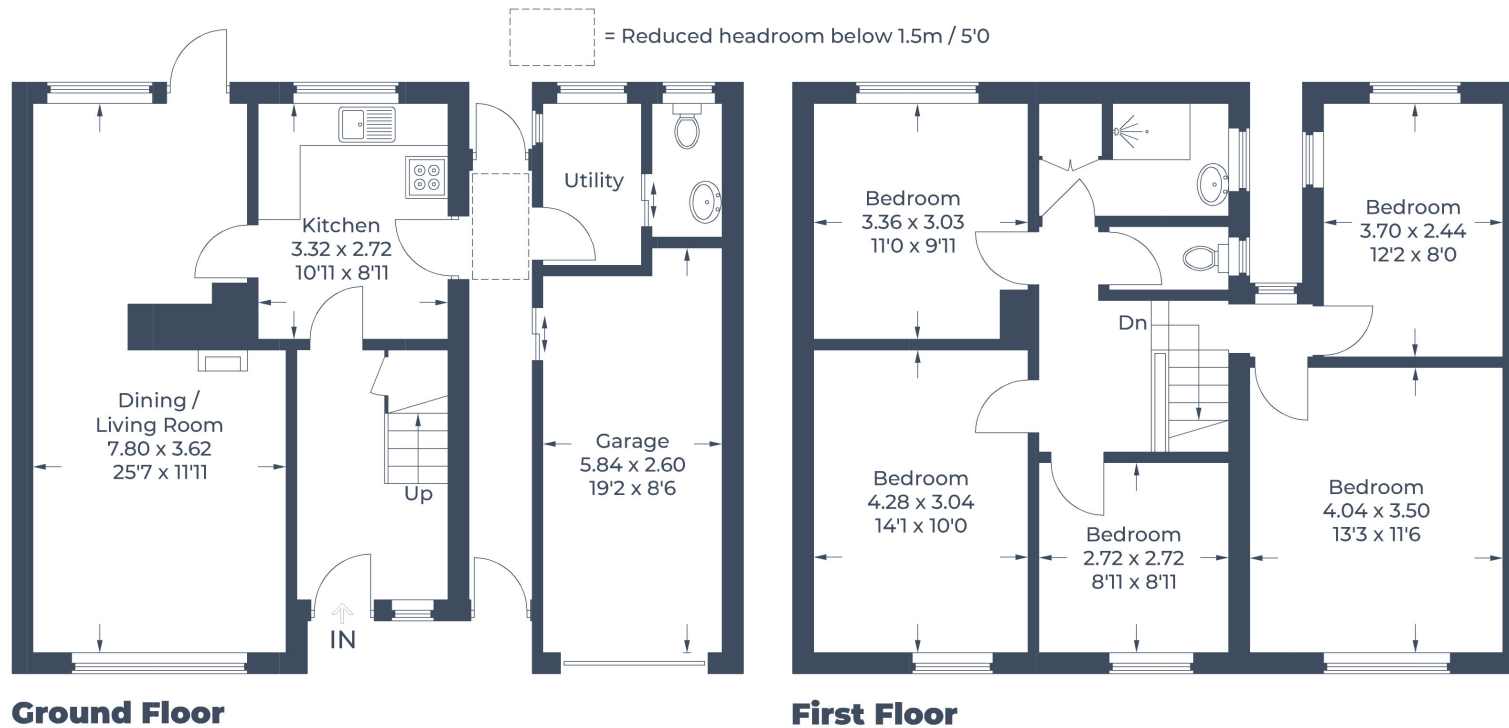


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Viewing by appointment only

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