

20, 22, 24  
MAXWELLS PATH

## Maxwells Path

Hitchin,  
Hertfordshire, SG5 2LJ  
Guide Price £235,000

COUNTRY PROPERTIES  
PART OF HUNTERS

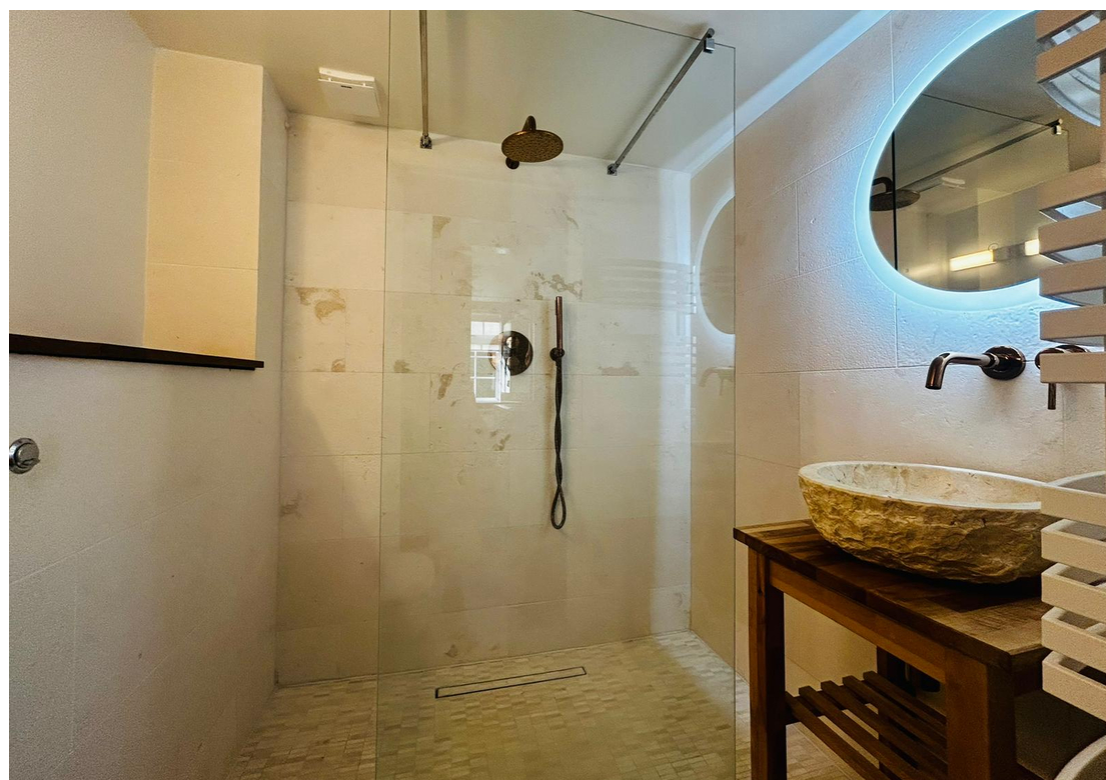
We are delighted to present this wonderful one bedroom ground floor apartment which is set on the west side of Hitchin. The property is located in a wonderful tranquil location which is both within an idyllic walk to the local Oughtonhead Common Nature Reserve and a mile from the town centre. It offers a superb setting for wildlife enthusiasts or pet owners. The property features it's own garden and is accessed either by vehicle off of Lucas Lane or by foot via Maxwells Path.

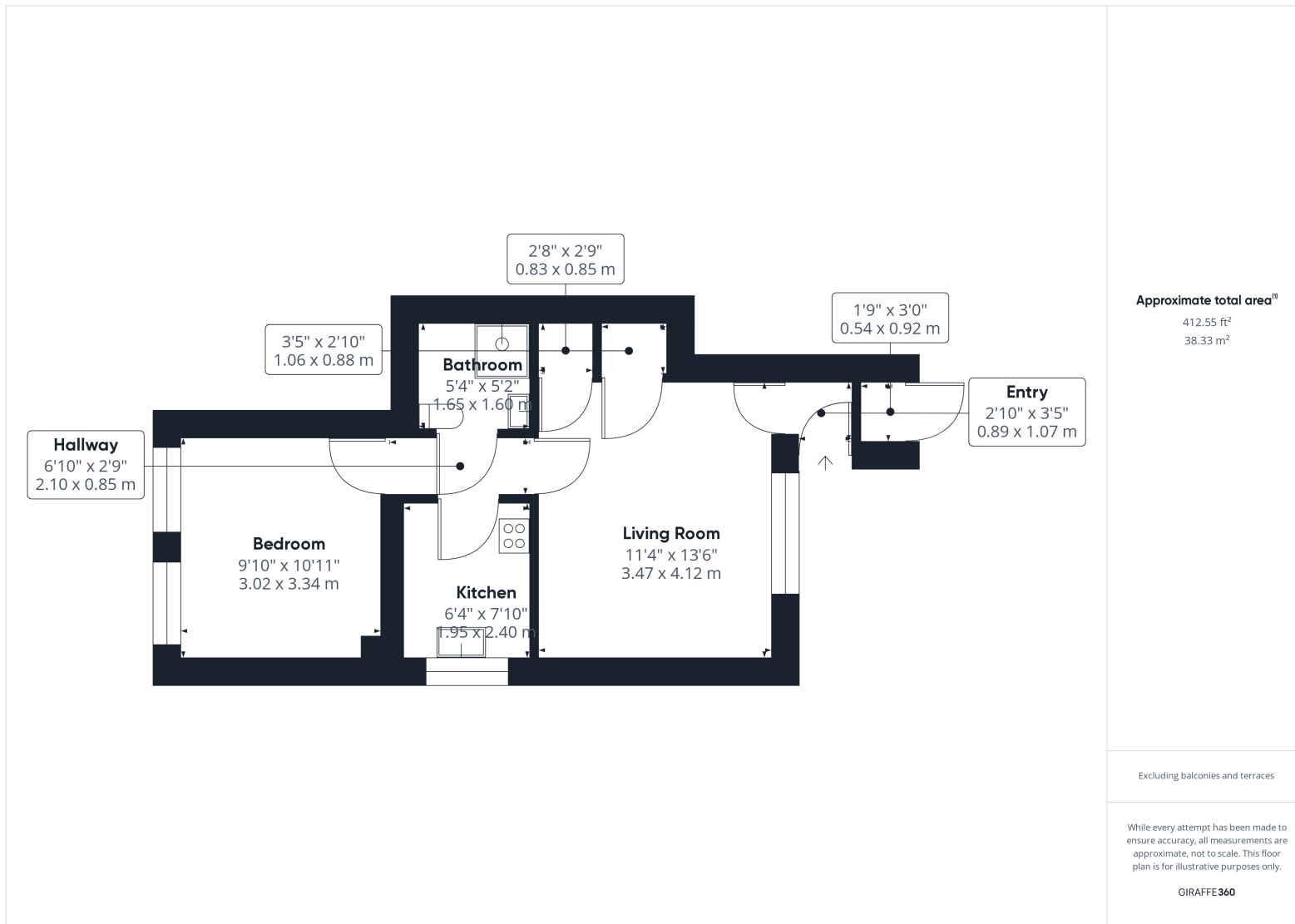
The property offers spacious and well looked after accommodation that has recently been redecorated. Commencing with the entrance hall, this then leads through to the living room which presents with two storage cupboards. This flows through to the inner hallway which provides access to the kitchen which in turn offers wooden worksurfaces and plenty of cupboard storage. There is space and services for washing machine and fridge and there is a built-in oven and hob. The final room and special feature of the property is the wonderful bathroom. This has been tiled with vanilla limestone, with copper accents from Lusso Stone taps and shower and a marble sink. The property offers a professional and contemporary feel making it easy to move straight in to. Outside there is an additional storage cupboard and a private patio courtyard garden with ample space for entertaining.

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 redecorated one bedroom ground floor apartment
- Property finished using high end materials
- Generous living space with two storage cupboards
- Tranquil location, a short walk from Oughton Head Nature Reserve and the countryside
- Share of freehold with 955 year lease
- 1.2 mile, 27 mins walk to Hitchin Train Station (as per Google Maps)
- 0.7 mile, 17 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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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