



# Halsey Drive

Hitchin,  
Hertfordshire, SG4 9QS  
Guide Price £700,000

country  
properties



Positioned on a desirable corner plot is this four bedroom detached family home benefitting from no onward chain and potential to extend (STPP).

The ground floor accommodation includes entrance hall, WC, spacious kitchen/breakfast room and bright, open plan living/dining room stretching across the rear and providing access to the rear garden. To the first floor are four generous double bedrooms and family bathroom.

Outside, the rear garden is mainly laid to lawn with patio area that wraps around the property and provides access onto the front garden, driveway parking and access to the single 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.

- Four bedroom detached family home
- Corner plot
- Potential to extend (STPP)
- No onward chain
- 1.1 miles, 24 mins walk to Hitchin town centre (as per Google Maps)
- 0.8 miles, 17 mins walk to Hitchin train station (as per Google Maps)





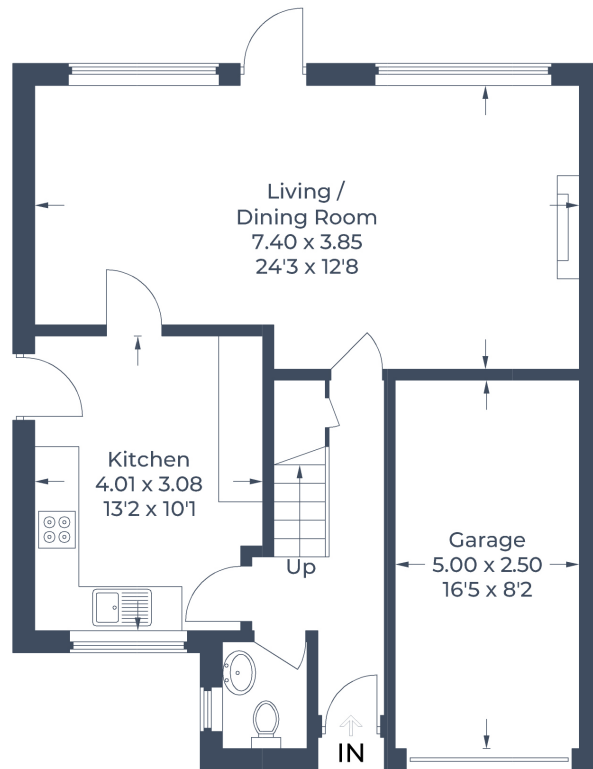




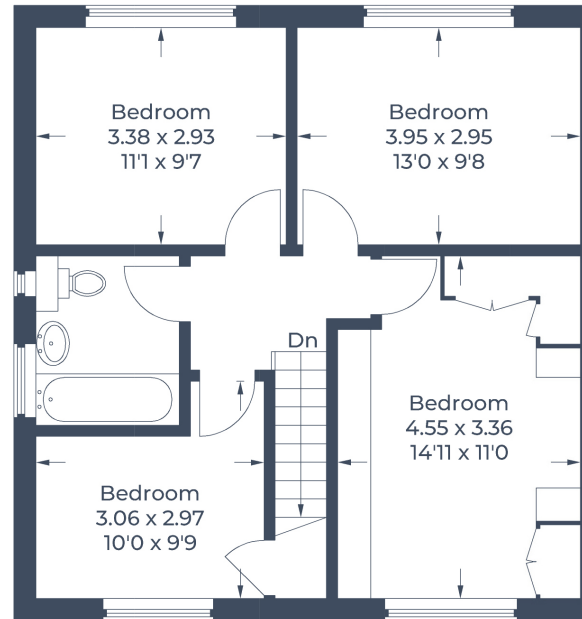




Approximate Gross Internal Area  
 Ground Floor = 48.8 sq m / 525 sq ft  
 First Floor = 57.3 sq m / 617 sq ft  
 Garage = 12.5 sq m / 134 sq ft  
 Total = 118.6 sq m / 1,276 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Country Properties

| 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 |   |                         |           |
| England, Scotland & Wales                   |   | 64                      | 76        |
|   |   | 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

Country Properties | 6, Brand Street | SG5 1HX  
 T: 01462 452951 | E: hitchin@country-properties.co.uk  
 www.country-properties.co.uk

country  
properties



country  
properties