



Stevenage Road

Hitchin,
Hertfordshire, SG4 9DL
Guide Price £475,000

COUNTRY PROPERTIES

PART OF HUNTERS

Presented to the market for the first time in forty years is this wonderful three bedroom family home that is situated on a corner plot of 0.07 of an acre. The property is situated in the highly sought after SG4 9 postcode area which is ever popular with families due to the proximity to local schooling, town center and access to the A1M.

The accommodation begins with a lovely entrance hall which offers stairs with access to the first floor accommodation and storage under. The front reception room is a bay fronted living room with a feature fireplace whilst the rear one is a dining room with double doors leading to the rear garden. The ground floor is completed with a well presented kitchen with dual aspect windows and side door. On the first floor there three bedrooms, the main with a lovely bay window and family shower room. Outside the property really comes to life and offers an amazing opportunity to further enhance (STPP). The front garden is raised with steps leading up, there is a shrub and hedge borders. To the rear is a generous garden that is laid to lawn with plenty of planting beds a separate patio area and hardstanding for both a shed and greenhouse. There is parking via a driveway and garage which is accessed from Conquest Close.

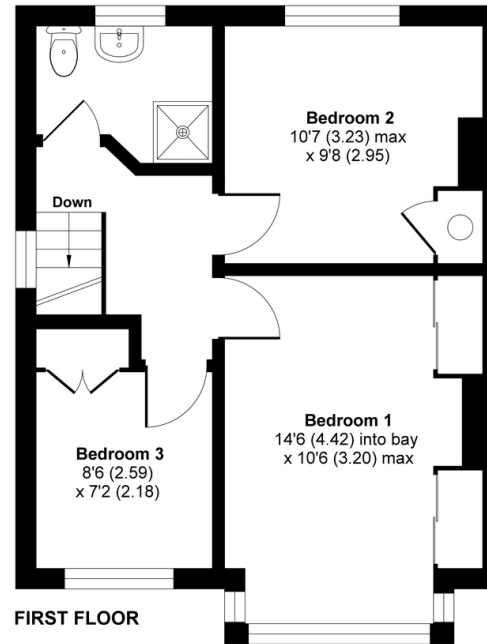
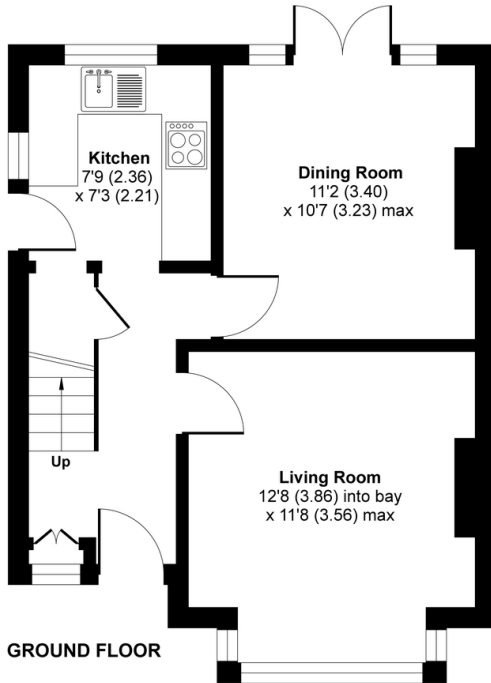
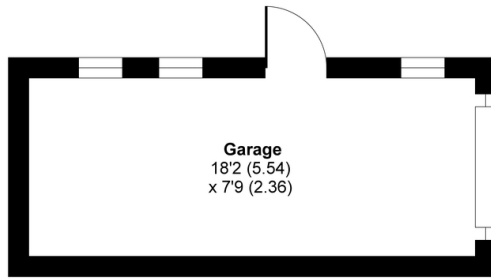
- Three bedroom family home on a generous corner plot
- Separate reception rooms including a lovely bay fronted living room
- Superb postcode area providing access to good schooling
- Driveway and garage providing off road parking
- 0.7 mile, 15 mins walk to Hitchin town centre (as per Google maps)
- 1.3 mile, 27 min walk to Hitchin train station (as per Google maps)





Approximate Area = 957 sq ft / 89 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		83	68
England, Wales & N.Ireland			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 783181



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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