



Purwell Lane

Hitchin,
Hertfordshire, SG4 0NF
Guide Price £485,000

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Greatly improved by the current owner, this well presented three bedroom semi detached family home is offered for sale with no onward chain.

The ground floor comprises entrance hall with stairs to the first floor, bright living room with doors to the rear garden, open plan kitchen/dining room and side storage and utility space with WC.

To the first floor is a hallway with loft access, two double bedrooms, single bedroom with storage cupboard and a modern fitted bathroom.

The outside has a large rear garden mainly laid to lawn with patio space and side access through to the front garden overlooking fields.

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.

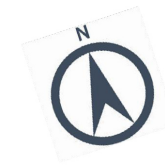
- Semi detached family home
- Open plan kitchen/dining room
- Three bedrooms
- Modernised by current owners
- Front and rear gardens
- No onward chain
- 1 mile, 22 mins walk to Hitchin train station (as per Google maps)
- 1.3 miles, 30 mins walk to Hitchin town centre (as per Google maps)



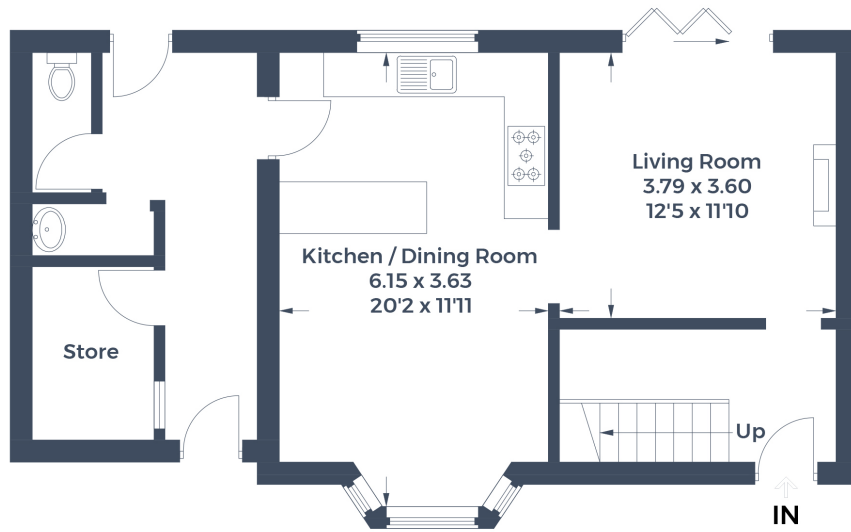




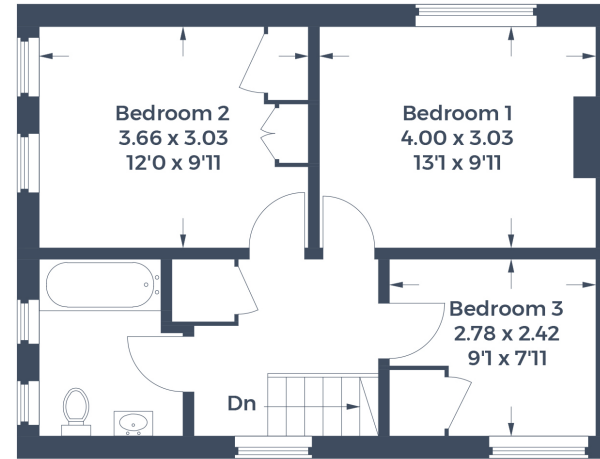
Approximate Gross Internal Area
 Ground Floor = 61.2 sq m / 659 sq ft
 First Floor = 41.9 sq m / 451 sq ft
 Total = 103.1 sq m / 1,110sq ft



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			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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