



West Hill

Hitchin,
Hertfordshire, SG5 2HY
Guide Price £1,300,000

country
properties

A superbly presented 1930s four bedroom semi-detached home situated on the highly sought after West Hill in Hitchin. This spacious and stylish property offers versatile family living with a perfect blend of period charm and contemporary finishes.

The ground floor boasts three generous reception rooms, including a formal living room with bay window, a cosy family room, and a flexible third reception room ideal for a home office. At the heart of the home is a wonderful open plan kitchen/dining room, perfect for both everyday family life and entertaining. A utility area and downstairs W.C. complete the ground floor.

Upstairs, the home offers four double bedrooms, including a beautifully appointed principal suite with its own en-suite shower room. A luxurious four piece family bathroom serves the remaining bedrooms.

Outside, the property enjoys a private, south-facing rear garden, ideal for relaxing and entertaining, along with a detached garage and a carriage driveway providing ample off-street parking.

Positioned directly across the road from the Ofsted 'Outstanding' Samuel Lucas School, this home is also just a short walk from Oughton Head Nature Reserve and moments from Hitchin's vibrant town centre, with its excellent amenities and mainline station offering fast links to London.

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 wonderful 1930s four bedroom family home
- Three reception rooms
- Family bathroom and en-suite
- Open plan kitchen/dining room
- South facing rear garden
- Highly desirable and sought after location
- 0.4 miles, 9 mins walk to Hitchin town centre (as per Google maps)
- 1.3 miles, 28 mins walk to Hitchin train station (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 106.4 sq m / 1,145 sq ft
 First Floor = 83.2 sq m / 895 sq ft
 Garage = 17.7 sq m / 190 sq ft
 Total = 207.3 sq m / 2,230 sq ft

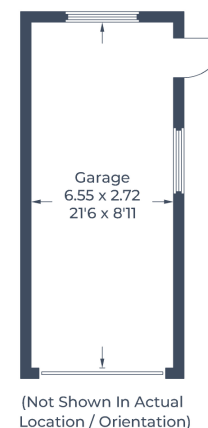
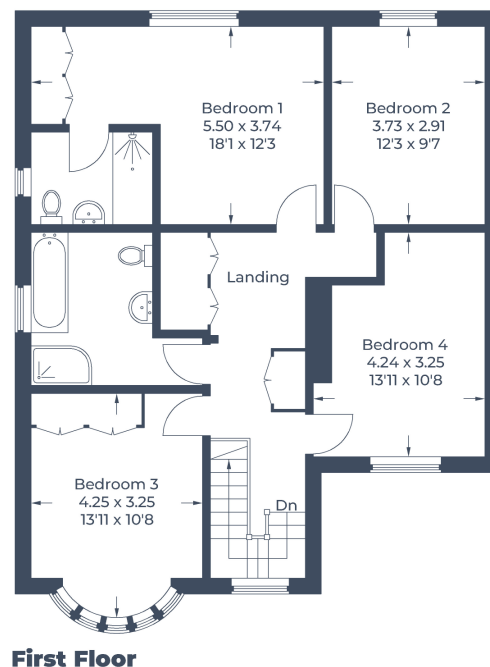
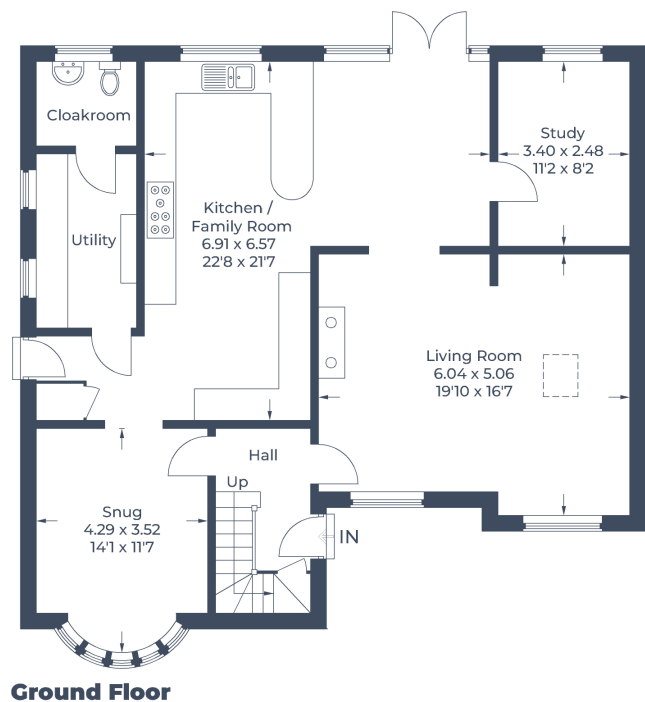


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing

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	61	71
	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