



Whitehill Road

Hitchin,
Hertfordshire, SG4 9HW
Guide Price £575,000

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A wonderfully presented end-terrace period property that is situated in an attractive residential setting within the catchment area of good and outstanding schools and nurseries. Whitehill Road is located on the popular southern side of Hitchin and is excellently positioned for easy access to the historical market town and mainline train station.

The current owners have resided in the property for over 10 years and have improved it significantly during this period. The property has been thoughtfully designed and is modern throughout whilst retaining its character façade and internal features that harmonises well with modern quality fittings to create a stylish home.

The accommodation features a traditional separate living and dining room both with fireplaces. The kitchen is well finished and offers a range of appliances and a door out to the side. Following on this floor is completed with the family bathroom suite.

On the first floor there are three good size bedrooms, all with character fireplaces. Outside the front garden is pebbled with a pathway leading to the front door down the side of the property. The rear garden, which measures 74' by 17' maximum, is predominantly laid to lawn and has a variety of flower, shrub and tree borders which are enclosed by timber fences. There is a delightful patio area, storage sheds and a purpose built home office. To appreciate the property in full viewings are highly recommended.

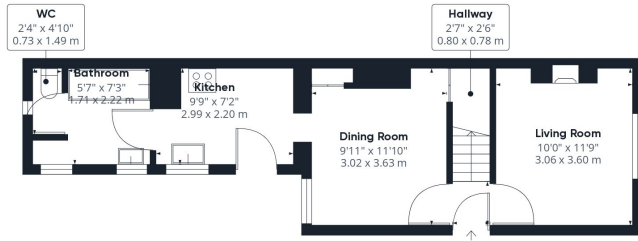
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, hockey, cricket, rugby clubs, two theatres, a wide variety of restaurants and pubs and highly regarded primary and senior girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- A well presented three bedroom end of terrace family home
- Separate reception rooms
- Enclosed rear garden with ideal home office
- A blend of modern living with character features including doors, picture rails and fireplaces
- New boiler and fully rewired by the current owners
- Located within the SG4 9 catchment area of good and outstanding schools and nurseries
- 0.8 mile, 17 mins walk to Hitchin mainline train station (as per Google Maps)
- 0.5 mile, 11 mins walk to Hitchin town centre (as per Google Maps)

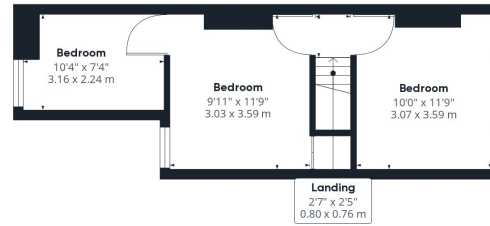








Floor 0 Building 1



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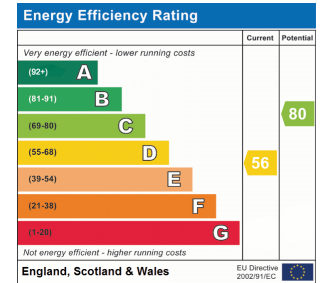
Floor 0 Building 2

Approximate total area⁽¹⁾
772.79 ft²
71.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

Viewing by appointment only

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