



# Lower Innings

Hitchin,  
Hertfordshire, SG5 2NA  
Guide Price £495,000

country  
properties

A beautiful three bedroom family home nestled in a quiet cul-de-sac in the popular West side of Hitchin.

Presented in stunning condition throughout, this fine home has been significantly refurbished throughout between 2020 and 2024. The property offers well balanced and versatile accommodation spaciouly arranged over two floors. Once through the entrance hall, the ground floor features a living room which opens into a separate dining room and onto a modern fitted kitchen and a refurbished conservatory with engineered wooden flooring and a contemporary radiators throughout. There are three bedrooms and a stylish family bathroom with underfloor electric heating located on the first floor, with each bedroom benefiting from built in wardrobes/cupboards.

The property also offers tremendous scope to further extend subject to the usual planning consents.

Outside is a wonderfully private and enclosed rear garden with a patio area and an expanse of lawn and well stocked flower beds, again recently landscaped to a high standard. To the front is a driveway providing ample off road parking and 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 St Pancras, Cambridge and Peterborough.

- A three bedroom family home
- Immaculately presented throughout
- Undergone significant refurbishment between 2020 and 2024
- Cul-de-sac location
- Garage and off road parking
- 1.3 miles, 29 mins walk to Hitchin train station (as per Google Maps)
- 0.6 miles, 14 min walk to Hitchin town centre (as per Google Maps)
- Close to countryside walks and nature reserve







Approximate Gross Internal Area  
 Ground Floor = 51.0 sq m / 549 sq ft  
 First Floor = 39.4 sq m / 424 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 103.5 sq m / 1,114 sq ft

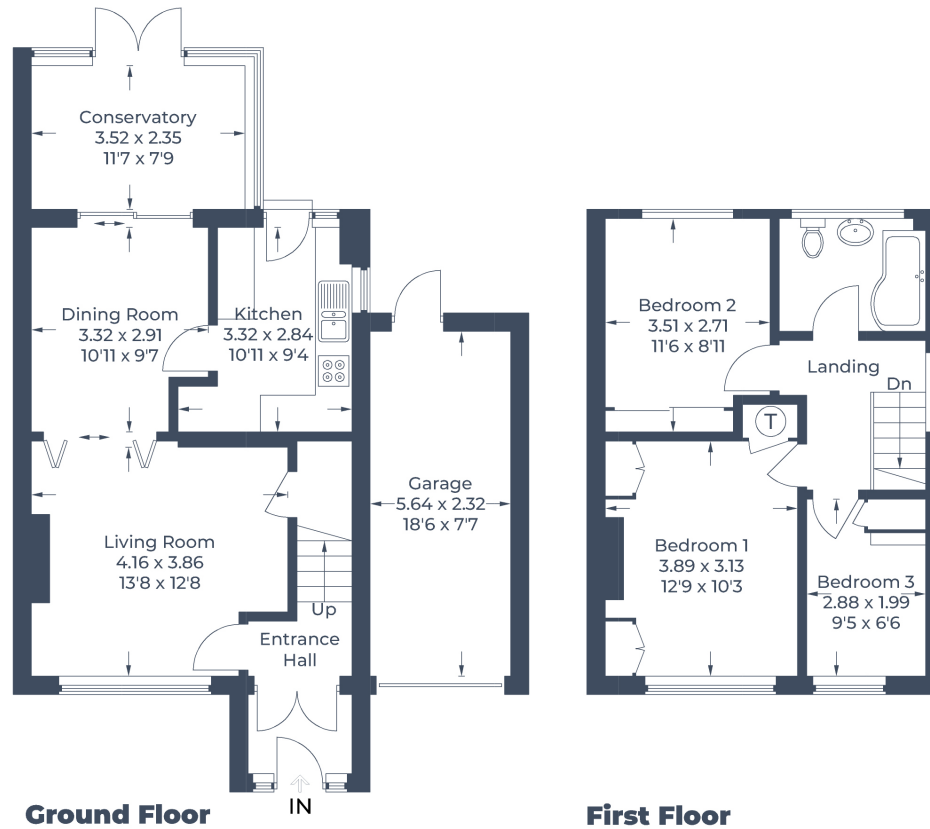


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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

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