



West Hill
Hitchin,
Hertfordshire, SG5 2HZ
Guide Price £1,600,000

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Located on one of Hitchin's highest regarded roads and within walking distance of the town centre, local amenities and the mainline railway station is this most spectacular extended and refurbished five-bedroom detached family home. The property sits a wonderful plot of 0.13 of an acre and total accommodation of just over 2500 sq.ft.

This home offers wonderfully light and well-balanced accommodation arranged over two floors. The front entrance leads through to the hallway. The ground floor comprises a front reception room with a feature bay window and fireplace, bedroom five/playroom and downstairs shower room. The heart of the house is the most amazing kitchen/family room with bi-fold doors overlooking the rear garden and door to the utility room. The fitted kitchen offers a range of storage and fitted appliances as well as a breakfast island.

Upstairs there are four generous bedrooms. There is a light and airy principal bedroom featuring an en-suite shower room. Three further bedrooms and a five piece family bathroom suite.

Outside the rear garden is of fantastic size. There is a large patio area which leads out to the lawn, enclosed by mature trees and timber and fence hedges. To the rear is a purpose-built home office/annex with power, light and W.C. The front of the property has a block paved driveway providing off road parking for multiple cars.

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 cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

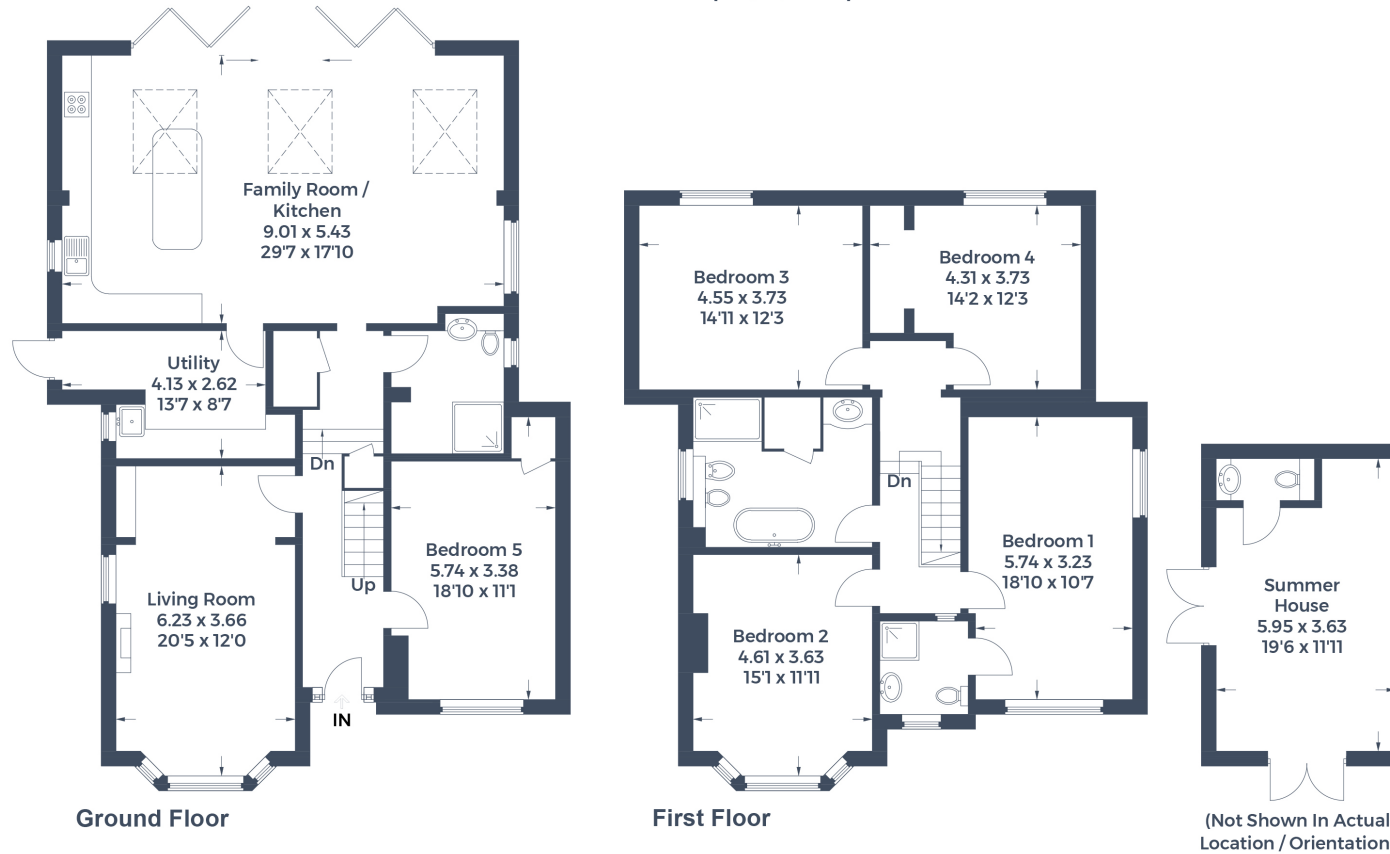
- A magnificent family home in west Hitchin
- Extended and refurbished to the highest of standards by the current owner
- Beautiful open kitchen/family room with bi fold doors
- Five bedrooms with an ensuite to the principal bedroom
- 0.4 mile, 9 mins walk to Hitchin town centre (as per Google Maps)
- 1.1 miles, 26 mins walk to Hitchin mainline train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 122.5 sq m / 1,319 sq ft
 First Floor = 95.1 sq m / 1,024 sq ft
 Summer House = 22.2 sq m / 238 sq ft
 Total = 239.8 sq m / 2,581 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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