



Hardy Close

Hitchin,
Hertfordshire, SG4 0DW
Guide Price £375,000

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A delightful three bedroom family home located in a highly popular residential development in Hitchin facing onto green space and located within easy access to Hitchin train station. The property is offered to the market with no onward chain.

The ground floor comprises entrance hall, a living room, a separate kitchen/dining room. Completing the ground floor is a convenient downstairs cloakroom. To the first floor there are two double bedrooms, and one single bedroom. All bedrooms share a modern family shower room comprising wash hand basin, WC and walk in shower.

To the outside of the property is a private, enclosed rear garden with gated access leading to a single garage. To the front, there is a garden space which is mainly laid to lawn.

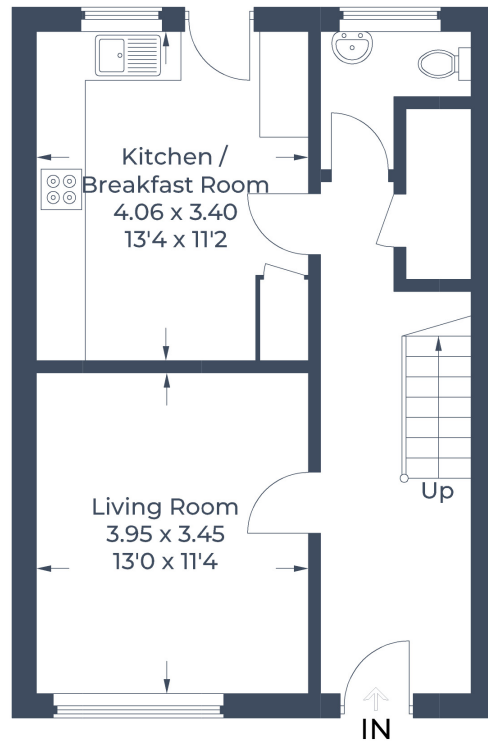
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Three bedroom family home
- Open plan kitchen/dining room
- Front and rear gardens
- Garage en bloc
- No onward chain
- 0.8 mile, 15 min walk to Hitchin train station (as per Google Maps)
- 1.3 mile, 26 min walk to Hitchin town centre (as per Google Maps)

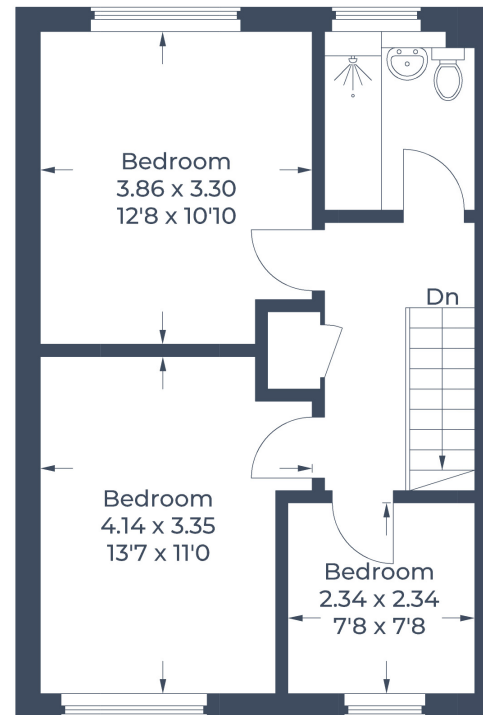




Approximate Gross Internal Area
 Ground Floor = 43.9 sq m / 472 sq ft
 First Floor = 43.6 sq m / 469 sq ft
 Total = 87.5 sq m / 941 sq ft



Ground Floor



First Floor

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		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	58	
(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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