



Bowlers End

Hitchin,
Hertfordshire, SG5 2EA
Guide Price £1,100,000

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A stunning four-bedroom detached family home located in a highly sought after modern cul-de-sac in the popular West Hitchin

Built in 2019 by Cala homes, this fine family home is presented in superb condition throughout and offers well balanced accommodation spaciouly arranged over two floors.

The ground floor features a light and modern open plan Kitchen/Breakfast room, a separate living room, study and a useful utility and W.C. To the first floor houses the four bedrooms and a stylish four-piece family bathroom. The principal suite enjoys it's own en-suite and dressing room. The second bedroom also benefitting from it's own en-suite.

Outside is a professionally landscaped rear garden with well stocked flower beds, expanse of lawn and a patio area. The front provides off road parking with a private driveway and a integral garage.

Bowlers End is a modern development of just 30 executive homes backing onto Hitchin Cricket and Hockey Club, enjoying both convenience of town centre being a 10 minute walk from the town centre and also just a short walk to the picturesque Oughtonhead Common Nature Reserve.

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.

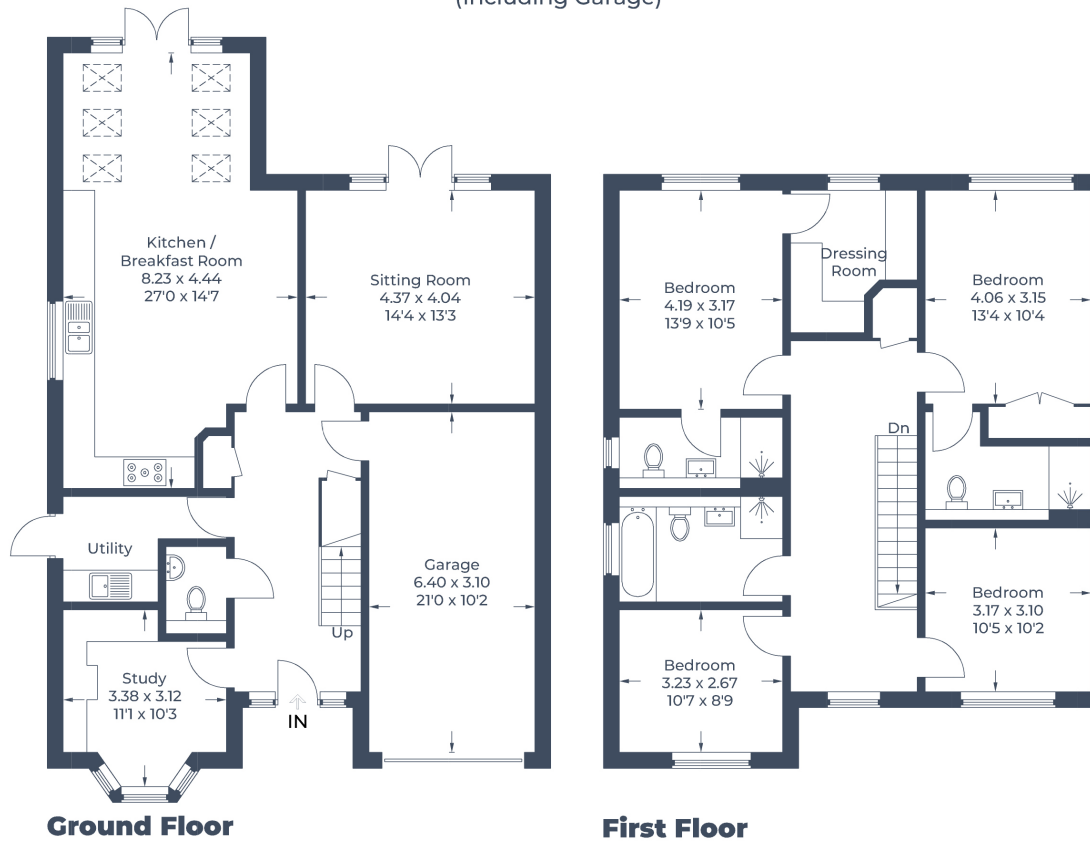
- Four bedroom detached family home
- Highly sought after location
- Open plan Kitchen/Breakfast room and Utility
- En-suite to Principal bedroom and Second bedroom
- Driveway and Garage
- 0.8 miles, 12 min walk to Hitchin town centre (as per Google Maps)
- 1.4 miles, 24 mins walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 103.0 sq m / 1,109 sq ft
 First Floor = 88.6 sq m / 954 sq ft
 Total = 191.6 sq m / 2,063 sq ft
 (Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Viewing by appointment only

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