



Thompsons Yard

Tilehouse Street, HITCHIN,
Hertfordshire, SG5 2DY
Guide Price £975,000

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properties

Built in 2006 in one of Hitchin's most sought after locations is this stunning Georgian style townhouse. The property offers living accommodation arranged over four floors, an enclosed rear garden area and off road parking.

Commencing on the ground floor you're welcomed in through the dining area with it's feature fireplace. From here you have the benefit of a downstairs cloakroom and doorway through to the beautiful re-fitted kitchen. This is a beautiful room with lovely fitted kitchen, ample space for a table and chairs and an abundance of light coming through, there is also two sets of doors out to the rear garden. This floor is completed with doors to the storage area and steps back down to the dining room. On the first floor is a wonderful living room to the front and a bedroom to the rear, this also provides access to the utility room. The second floor is home to the main bedroom with a three piece en-suite and bedroom three which again offers a three piece en-suite and built-in wardrobes. On the top floor is a further two bedrooms both served by a Jack and Jill three piece shower suite. Bedroom four is served by built-in storage and double doors out to a balcony offering stunning views. Bedroom five offers both built-in storage and eaves storage.

To the rear of the property is a lovely courtyard garden that has been laid to patio for easy maintenance. It is fully enclosed providing privacy and has a lovely summer house. There is parking to the rear of the property.

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.

- Five bedroom Georgian style townhouse
- Over 2100 sqft of living accommodation
- Accommodation evenly balanced over four floors
- Town centre location with great views
- Re-fitted and modern kitchen
- Courtyard rear garden and off road parking
- 1.0 mile, 24 mins walk to Hitchin train station (as per Google Maps)

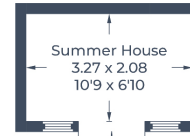






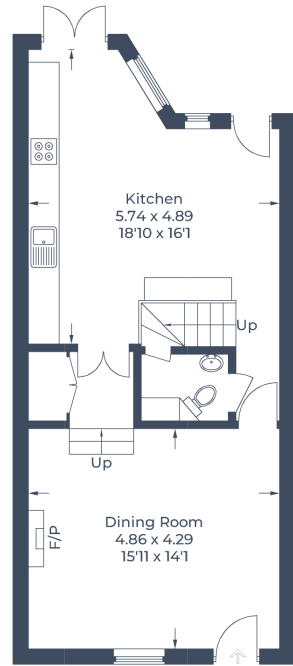
Approximate Gross Internal Area (Including Eaves)

Ground Floor = 53.6 sq m / 577 sq ft
 First Floor = 53.2 sq m / 573 sq ft
 Second Floor = 53.2 sq m / 573 sq ft
 Third Floor = 42.9 sq m / 462 sq ft
 Summer House = 6.8 sq m / 73 sq ft
 Total = 209.7 sq m / 2,258 sq ft

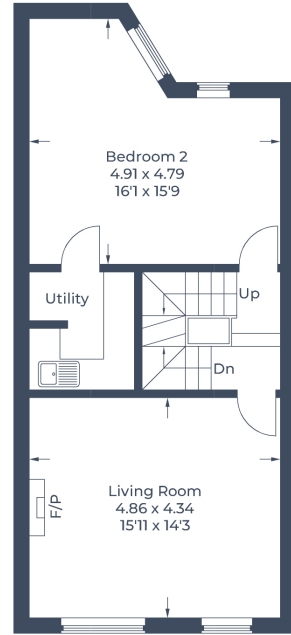


(Not Shown In Actual Location / Orientation)

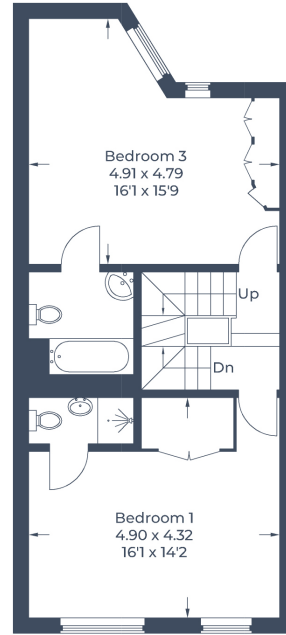
= Reduced headroom below 1.5m / 5'0"



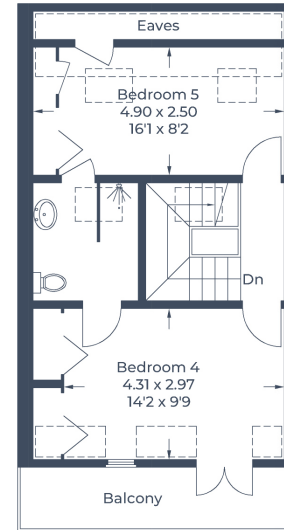
Ground Floor



First Floor



Second Floor



Third 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	81
		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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