



Kipling Close

Hitchin,
Hertfordshire, SG4 0DU
Guide Price £390,000

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Offered to the market is this well presented two bedroom home situated in a popular area of Hitchin and benefitting from a wonderful corner plot, off road parking and garage.

The ground floor accommodation comprises an entrance porch which leads through to a bright and airy living/dining room. This flows through to the modern kitchen which overlooks the rear garden. To the first floor are two double bedrooms and a family bathroom with WC, wash hand basin and bath with shower attachment. Outside is a lovely rear garden which is mainly laid to lawn with planted borders and enclosed by timber fence. To the side of the property is a covered area and gated access to the garden. As the property is on a corner plot, the front garden stretches around to the side of the property, again offering plenty of lawn and planted borders. To the rear of the property is a garage with a further parking space directly behind the property.

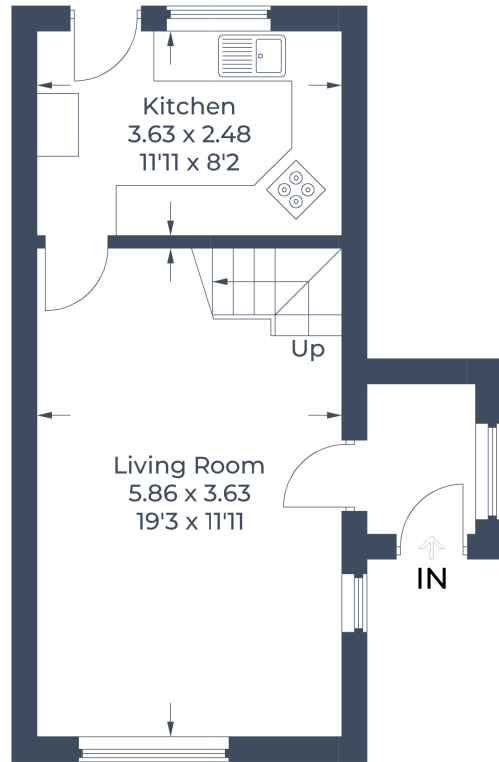
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Well presented two bedroom home
- Two double bedrooms and family bathroom
- Modern kitchen and open plan living/dining room
- Wonderful corner plot offering extra garden space
- Off road parking and a garage to the rear
- 1 mile, 23 mins walk to Hitchin railway station (as per Google maps)
- 1.4 miles, 33 mins walk to Hitchin town centre (as per Google maps)

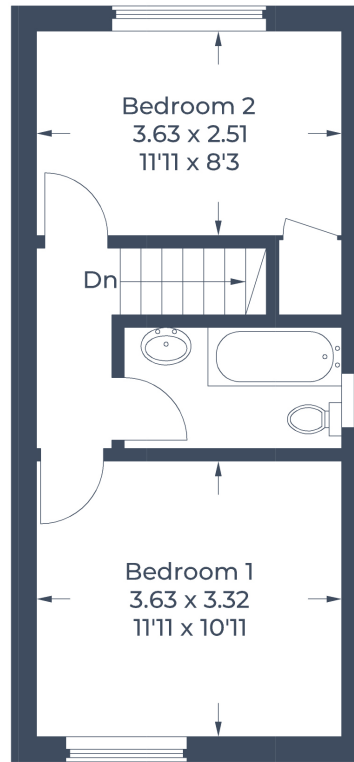




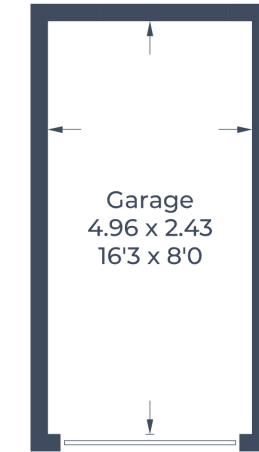
Approximate Gross Internal Area
Ground Floor = 34.0 sq m / 366 sq ft
First Floor = 30.8 sq m / 331 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 76.9 sq m / 827 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.

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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

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