



Nutleigh Grove

Hitchin,
Hertfordshire, SG5 2NH
Guide Price £725,000

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This charming four bedroom extended semi-detached property is a delightful family home available with no onward chain positioned within a quite cul-de-sac.

The heart of the home is the kitchen/dining room with lots of natural light and modern fitted kitchen with integrated appliances. This provides double doors onto the mature rear garden. The spacious front reception room boasts high ceilings, wood floors, and large bay window. This space is open plan to a further reception room which is useful for versatile living. From the entrance hall is access to a utility room and downstairs WC.

The property features four bedrooms, three of which are doubles. The main bedroom offers built in wardrobe space, the second bedroom comes with its own en-suite. The third bedroom is another comfortable double and the fourth is a single. A large family bathroom completes the upstairs.

To the outside is a beautifully mature South-West facing garden with an office and workshop positioned at the back of the lawn. The property benefits from driveway parking aswell as a further front garden.

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.

- A four bedroom semi-detached property
- Kitchen/dining area
- Spacious reception room
- En-suite to master bedroom
- Office and workshop
- Cul de sac location
- Driveway parking
- 0.7 miles, 17 mins walk to Hitchin town centre (as per Google maps)
- 1.3 miles, 29 mins walk to Hitchin train station (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 63.6 sq m / 684 sq ft
 First Floor = 63.2 sq m / 680 sq ft
 Second Floor = 20.5 sq m / 221 sq ft
 Outbuilding = 31.2 sq m / 336 sq ft
 Total = 178.5 sq m / 1,921 sq ft



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		70	80
		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

Country Properties | 6, Brand Street | SG5 1HX
 T: 01462 452951 | E: hitchin@country-properties.co.uk
 www.country-properties.co.uk

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