



Grays Lane

Hitchin,
Hertfordshire, SG5 2HH
Guide Price £995,000

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Detached Bungalow with Exceptional Potential in West Hitchin

Situated on one of West Hitchin's most highly regarded roads, Grays Lane presents a rare opportunity to acquire a detached bungalow on a truly wonderful plot. This property offers a peaceful lifestyle in a prestigious location, with the added benefit of tremendous scope for transformation.

The bungalow currently provides a well proportioned layout, ideal for those seeking single level living. However, what truly sets this home apart is its potential, whether you're looking to renovate, extend, or completely reimagine the space, the generous plot and detached status offer endless possibilities (subject to planning permission).

Set back from the road, the property enjoys a sense of privacy and tranquillity, with mature surroundings and ample outdoor space. The driveway offers convenient off-street parking and also benefits from a single garage.

Families are particularly well served, with several Ofsted rated Outstanding schools nearby, including Hitchin Boys' School, Hitchin Girls' School, and Samuel Lucas Junior School. For commuters, Hitchin's mainline train station is within walking distance, offering direct services to London King's Cross in around 30 minutes, as well as easy access to Cambridge and beyond.

The town is also home to a wide array of independent shops, boutique cafés, and award-winning restaurants, as well as cultural attractions like the British Schools Museum and North Hertfordshire Museum. For outdoor lovers, Windmill Hill and the famous Hitchin Lavender fields offer beautiful green spaces and countryside walks right on your doorstep

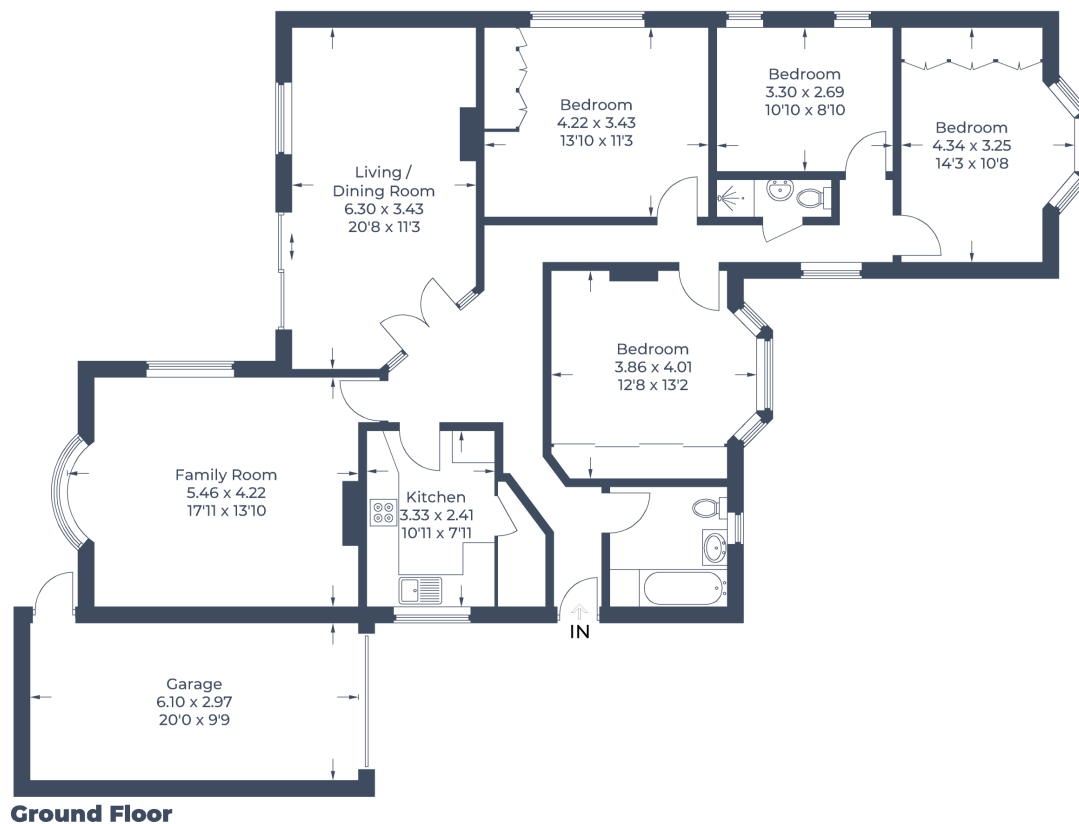
This is a unique opportunity to secure a property with unlimited potential in a prime location. Early viewing is highly recommended to appreciate the possibilities on offer.

- Detached Bungalow
- Prestigious West Hitchin location
- Quiet and well regarded residential road
- Scope to renovate or extend (STPP)
- Ample off road parking and garage
- South facing rear garden
- Close to amenities and transport links
- 0.4 miles, 9 mins walk to Hitchin town centre (as per Google Maps)
- 1.2 miles, 25 min walk to Hitchin train station (as per Google Maps)





Approximate Gross Internal Area = 133.5 sq m / 1,437 sq ft
 Garage = 18.3 sq m / 197 sq ft
 Total = 151.8 sq m / 1,634 sq ft



Ground 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		
	60	75
	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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