



Lindsay Avenue
Hitchin,
Hertfordshire, SG4 9JA
Guide Price £525,000

country
properties

Located in a highly residential and sought after location in South Hitchin is this refurbished three bedroom semi-detached family home. The property has been completely transformed by the current owners and the property is now effectively a new house ready to move in to.

The accommodation commences on the ground floor with a generous entrance hall which leads through to the main reception areas. The lounge/diner has been converted into one generous room offering wonderful family living. The lounge area offers a lovely bay window and feature fireplace. The dining area leads through to the sun room offering wonderful views across the rear garden. The re-fitted kitchen offers wonderful contemporary living with fitted units and built-in appliances. Upstairs there are three generous bedrooms with the front two offering lovely views. The bathroom has been refitted offering a four piece suite and also offers an additional and separate W.C.

Outside the front of the property has been levelled and rendered providing off road parking. There is a driveway access to the garage at the rear of the property. The rear garden is staggered over four levels and is very much a blank canvas. There are a couple of patio/seating areas and with a little vision this could be landscaped into a wonderful space.

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.

- Three bedroom semi-detached family home
- South Hitchin, SG4 9 Postcode area
- Refurbished and re-wired throughout
- 1.4 mile, 29 min walk to Hitchin train station (as per Google Maps)
- 1.0 miles, 23 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	73	
(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

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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