



Burford Way
Hitchin,
Hertfordshire, SG5 2UZ
Guide Price **£485,000**

country
properties

A delightful three bedroom family home located in a peaceful cul-de-sac close to the picturesque Oughtonhead Nature Reserve.

Presented in great order throughout, this fine home offers well balanced and versatile accommodation arranged over two floors. The ground floor features a living room, fitted kitchen which opens into a separate dining room, a spacious utility and W.C. Upstairs are three good sized bedrooms and a modern family bathroom.

Outside is a wonderfully private and enclosed westerly facing rear garden with entertaining patio, expanse of lawn and a detached studio with power and lighting ideal for home working. To the front is a large driveway providing off road parking.

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.

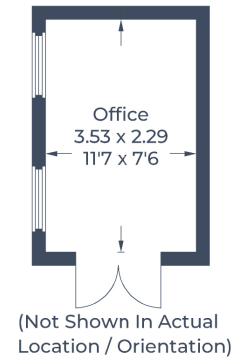
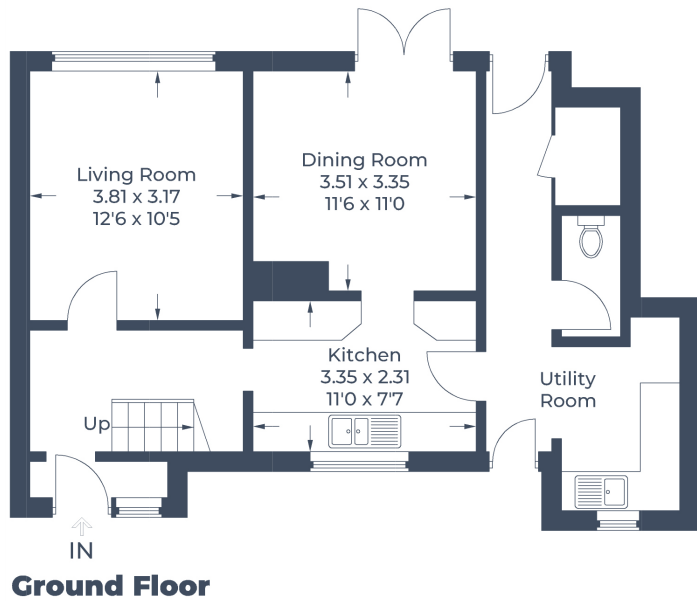
- Three bedroom family home
- Utility room and down stairs cloakroom
- Detached studio/home office
- Driveway provides ample off road parking
- Close to Oughtonhead Common Nature Reserve
- 1.7 miles, 35 mins walk to Hitchin train station (as per Google Maps)
- 1.3 miles, 25 min walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 57.2 sq m / 616 sq ft
 First Floor = 39.4 sq m / 424 sq ft
 Office = 8.2 sq m / 88 sq ft
 Total = 104.8 sq m / 1,128 sq ft



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			
		65	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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

© CJ Property Marketing Produced for Country Properties

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

country
properties

country
properties