



# Symonds Road

Hitchin,  
Hertfordshire, SG5 2JJ  
Guide Price £450,000

country  
properties



A charming two-bedroom extended house situated in a quiet cul-de-sac within the sought after town of Hitchin. This delightful property offers driveway parking and is presented in great condition throughout.

The ground floor comprises an entrance hallway, living room, wonderful extended kitchen/breakfast room with bi-fold doors out to the rear garden and under stairs storage cupboard.

The first floor offers two generous double bedrooms and a bright, airy bathroom with WC, wash hand basin and bath with shower attachment.

Outside is a beautifully maintained rear garden with artificial grass and large decked area. The garden is enclosed by timber fence. The front garden provides a block paved 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.

- Two bedroom extended home
- Quiet cul-de-sac location
- Driveway parking
- Well maintained rear garden
- 0.7 miles, 15 min walk to Hitchin town centre (as per Google maps)
- 1.2 miles, 27 min walk to Hitchin train station (as per Google maps)



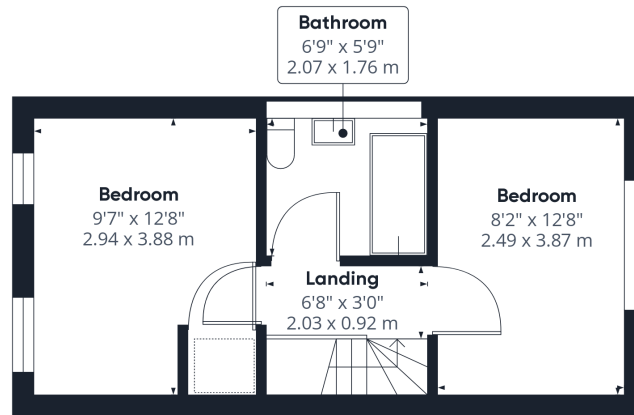








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

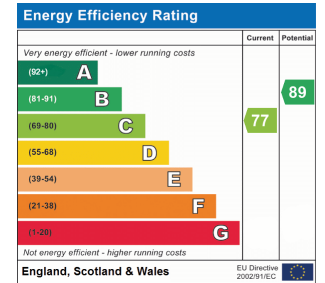
686.52 ft<sup>2</sup>  
63.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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