



# The Mallards

Green Lane, Hitchin,  
Hertfordshire, SG4 0BU  
Guide Price £400,000

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properties

A charming two-bedroom semi-detached house situated in a quiet cul de-sac within the sought after town of Hitchin.

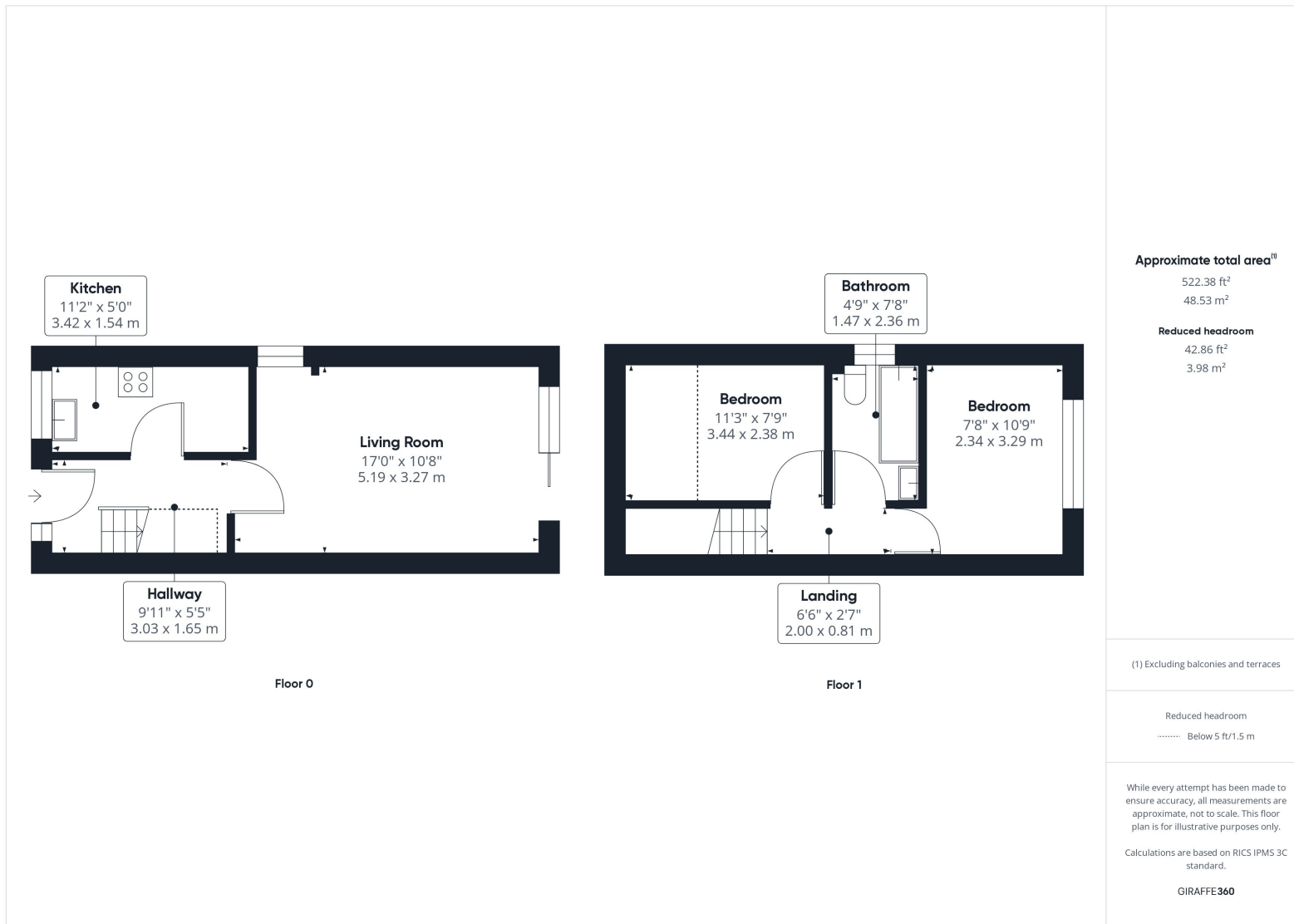
This delightful property offers driveway parking for 2 to 3 cars and is presented in good condition throughout. The ground floor comprises an entrance hallway, kitchen, living room/dining room with doors leading out to the rear garden. The first floor offers two bedrooms and a bright, airy bathroom with WC, wash hand basin and bath. Outside is a rear garden enclosed by timber fence, mainly laid to lawn and patio area.

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 semi - detached home
- Living room with Patio door to rear garden
- Ample off road parking for 2 to 3 cars
- Close to Walsworth Common and Purwell Meadows
- 1.1 miles, 25 min walk to Hitchin town centre (as per Google Maps)
- 0.6 miles, 15 mins walk to Hitchin train station (as per Google Maps)







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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