



Balmoral Road
Hitchin,
Hertfordshire, SG5 1XG
Guide Price £525,000

COUNTRY PROPERTIES
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We are delighted to present to the market this beautiful three bedroom family home in one of the most highly sought after areas of Hitchin. The property is well balanced offering spacious accommodation over two floors.

The accommodation downstairs flows right through and showcases open plan living to it's best. In the front area is a lovely dining/family room with a feature walk-in bay window which then leads into the wonderful living area. Moving through the property is the beautiful kitchen/breakfast room with double doors leading out into the amazing rear garden. The kitchen offers ample work and storage space and a feature floor to ceiling window allowing the light to cascade through. The accommodation is completed with a highly useful downstairs w.c. On the first floor are three bedrooms and a family bathroom.

The front garden is enclosed by a brick wall and laid to pebble with a featured pathway leading to the front door. To the rear of the property is the most fabulous rear garden. Starting with a lovely patio area which leads into a wonderful lawn garden enclosed by timber fence. To the rear of the garden is a purpose built storage shed.

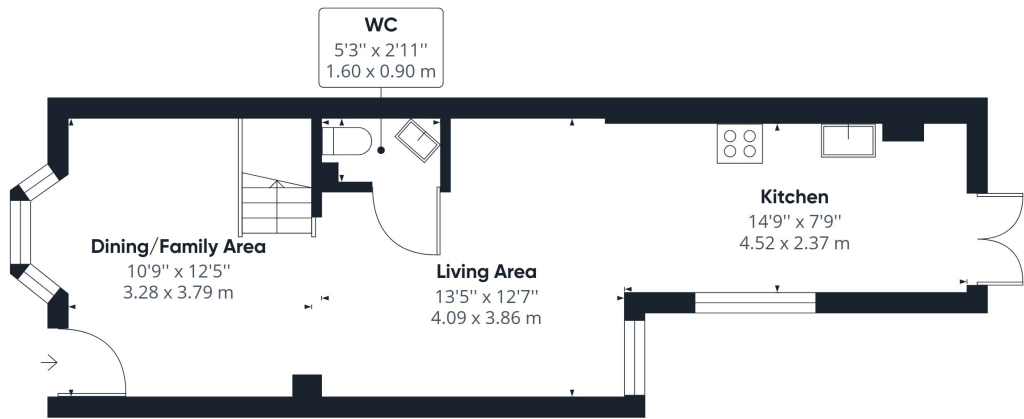
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- A wonderful three bedroom period family home
- Beautifully presented throughout with well balanced accommodation over two floors
- Fabulous open plan kitchen with feature window and doors out to the rear garden
- 1 mile, 21 mins walk to Hitchin mainline train station (as per Google Maps)
- 0.8 mile, 16 mins walk to Hitchin town centre (as per Google Maps)
- A well maintained and enclosed rear garden with both patio and lawn area

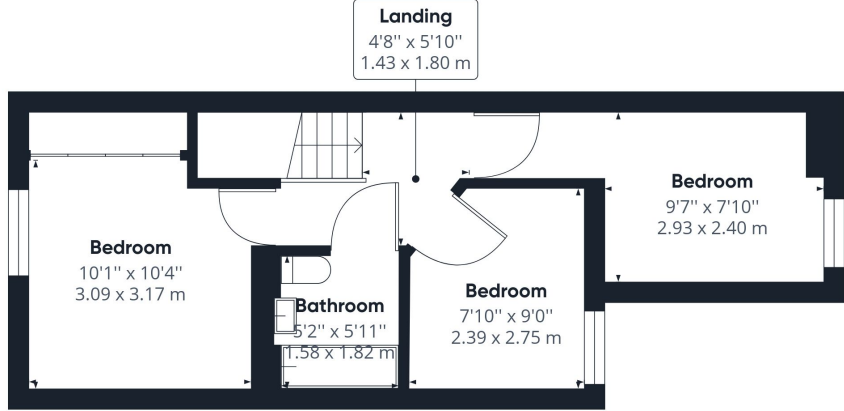








Floor 0



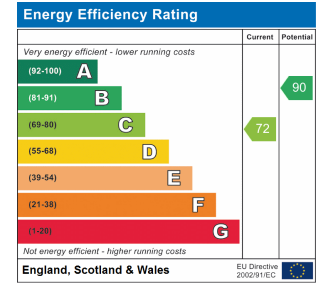
Floor 1

Approximate total area⁽¹⁾
778.92 ft²
72.36 m²

(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.

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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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