Kings Road

Hitchin,
Hertfordshire, SG5 1RD

Guide Price £585,000

country properties

A wonderful mid terraced character property which is ideally located within easy proximity to the train station, town Centre and local amenities. The property is also within a mile of a variety of wonderful schools.

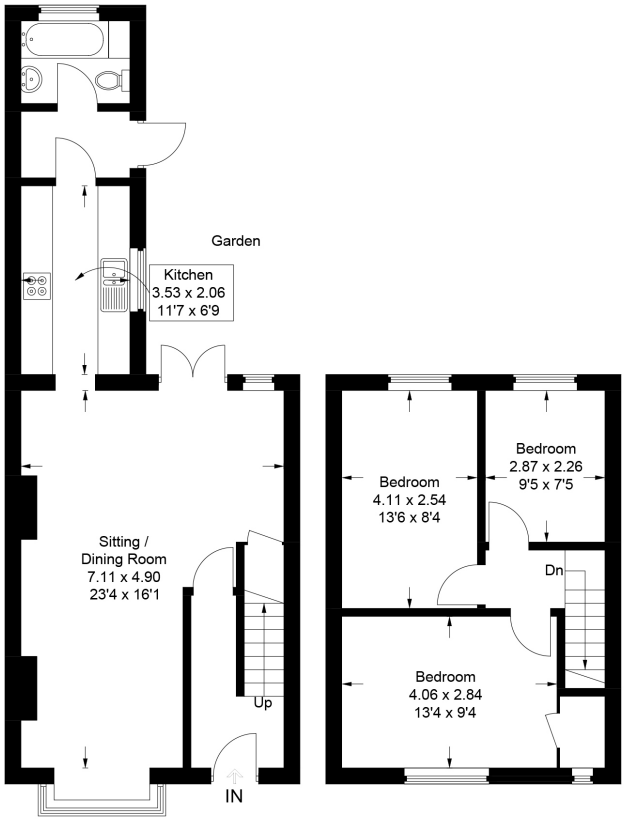
The accommodation commences on the ground floor with an entrance hall leading to the open plan reception room. The living room side features a bay window to the front and lovely feature fire place. The dining room to the rear also features a fire place and window to the rear. There is a door providing under stairs storage. The kitchen offers an array of work surface space and storage as well as windows and a door leading to the rear garden. To the rear of the kitchen is the utility area. On the first floor there is a large main bedroom with two windows to the front, two further bedrooms and a three piece family bathroom suite.

Outside to the front is shingle garden area with a front hedge and a block tile pathway leading to the front door. To the rear is a lawn garden with a range of plant and shrub areas. There is a good size patio immediately from the house. There is a hard standing for a shed and the garden is enclosed by timber fencing. The property stands on a lovely plot and early viewing is highly recommended.

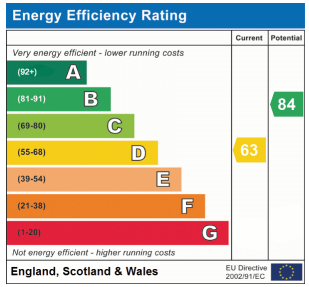
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 character property
- Open plan living space with double doors to the rear garden
- Generous enclosed rear garden
- 0.4 mile, 9 mins walk to Hitchin Mainline train station (as per Google Maps)
- 0.8 mile, 17 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN

Approximate Gross Internal Area
Ground Floor = 50.9 sq m / 548 sq ft
First Floor = 35.1 sq m / 378 sq ft
Total = 86.0 sq m / 926 sq ft



Ground Floor **First Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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