



Kendale Road
Hitchin,
Hertfordshire, SG4 9JL
Offers in Excess of £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

This is a superb three bedroom family home which is located in a quiet location in the highly regarded SG4 9 postcode area and within close proximity to the local schools and amenities. The property has been well looked after and vastly improved by the current owner.

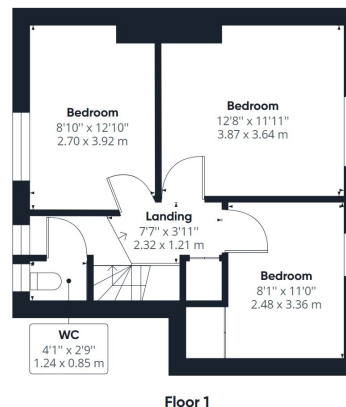
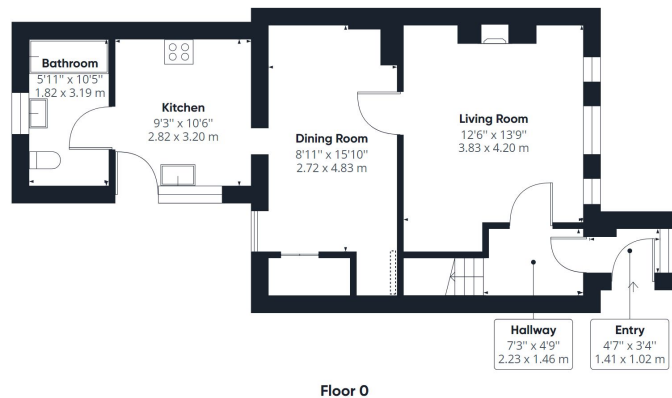
This home offers light and spacious accommodation arranged over two floors. The ground floor features an entrance hall, front living room, dining room with door to garden and large kitchen/diner, the floor is completed with the family bathroom. Upstairs there are three bedrooms and an upstairs w.c. Outside to the front is a block paved driveway providing off road parking. To the rear is a fantastic rear garden that is enclosed and mainly laid to lawn. The owner has already gained planning permission for both a home office at the rear of the garden and a loft conversion (STPP).

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 in the SG4 9 Postcode area
- Refurbished and vastly improved by the current owner
- Wonderful rear garden with planning permission (stpp)
- 0.9 mile, 18 mins walk to Hitchin mainline railway station (as per Google Maps)
- 0.6 mile, 13 mins walk to Hitchin town centre (as per Google Maps)







Approximate total area⁽¹⁾

983.63 ft²
91.38 m²

Reduced headroom

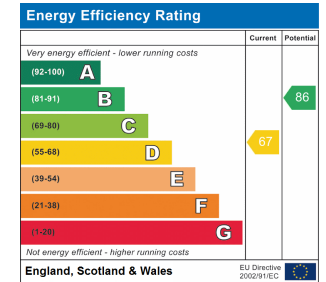
1.16 ft²
0.11 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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