



Westbury Close

Hitchin,
Hertfordshire, SG5 2NE
Guide Price £550,000

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properties

Modern Family Living in a Sought After Hitchin Location

Situated in a highly desirable cul-de-sac on the popular western side of Hitchin, this extended three bedroom semi-detached home offers stylish, spacious living within easy reach of the town centre, the Ofsted rated 'Outstanding' Samuel Lucas Primary School, and the stunning Oughtonhead Nature Reserve.

Beautifully presented throughout, the highlight of the home is the impressive open plan kitchen/dining/and family space – perfect for modern living and entertaining. This sociable hub is complemented by a separate living room featuring a characterful fireplace, as well as a convenient downstairs WC off the entrance hall.

Upstairs, you'll find three well proportioned bedrooms, with the main bedroom boasting bespoke built-in wardrobes. The sleek family bathroom is thoughtfully designed and includes a built-in utility cupboard with plumbing and space for both a washing machine and tumble dryer.

Outside, the low maintenance rear garden offers a relaxed outdoor lifestyle, with a patio, artificial lawn, sleeper edged borders, and a decked area ideal for entertaining. A side passage provides access to a practical storage shed. At the front, a paved driveway offers off road parking.

Westbury Close is a quiet, family friendly cul-de-sac, just a short walk from the Samuel Lucas Primary School and the town centre, and perfectly positioned for countryside walks at Oughtonhead Nature Reserve.

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.

Agents notes: The property is owned by an employee of Country Properties.

- Stunning open plan kitchen/dining/family room
- Separate living room with feature fireplace
- Three bedrooms, including a main bedroom with bespoke built-in wardrobes
- Stylish family bathroom with integrated utility cupboard
- Low maintenance rear garden
- Prime location in a sought-after cul-de-sac
- 0.6 miles, 12 mins walk to Hitchin town centre (as per Google maps)
- 1.3 miles, 29 mins walk to Hitchin train station (as per Google maps)



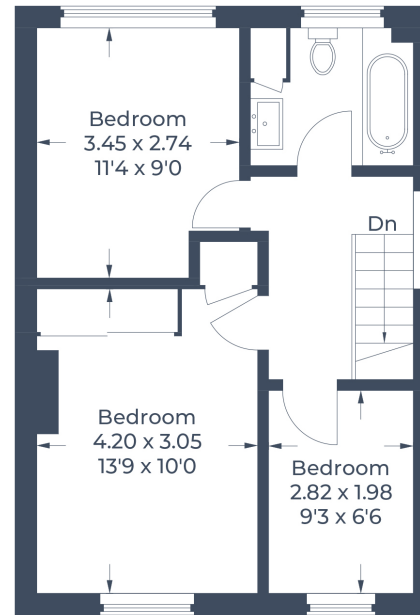




Approximate Gross Internal Area
 Ground Floor = 54.7 sq m / 589 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Total = 95.3 sq m / 1,026 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	78
A		
(81-91)		
B		
(69-80)	72	78
C		
(55-68)		
D	72	78
(39-54)		
E		
(21-38)	72	78
F		
(1-20)	72	78
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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