



**Brampton Park Road**  
Hitchin,  
Hertfordshire, SG5 1XD  
Guide Price £475,000

country  
properties

Situated within a popular residential setting close by Hitchin Town Centre, this two bedroom period property is wonderfully presented throughout.

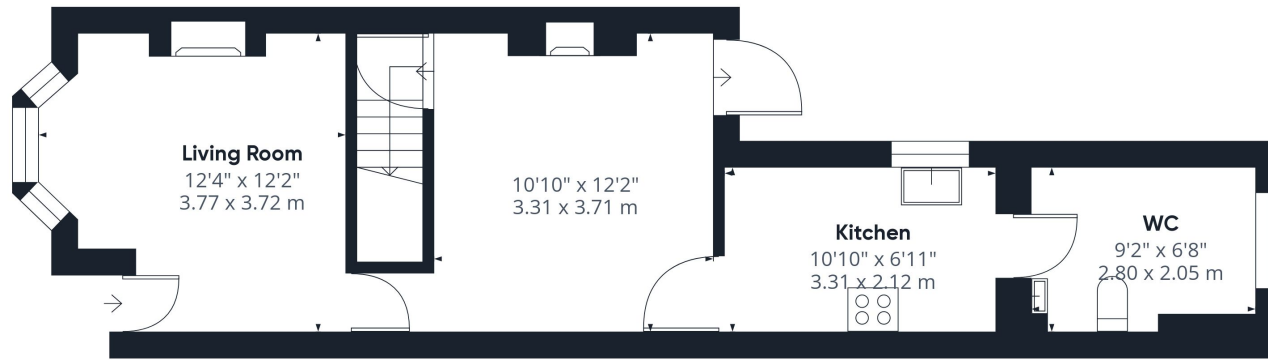
The ground floor accommodation comprises entrance into living room with bay window and fireplace, dining room, modern fitted kitchen and separate utility space including WC and wash hand basin. To the first floor are two bedrooms including the spacious primary and a modern bathroom suite including WC, wash hand basin and bath with overhead shower. To the outside is a courtyard rear garden which is paved providing an outside social area. The front offers a pathway to the front door.

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.

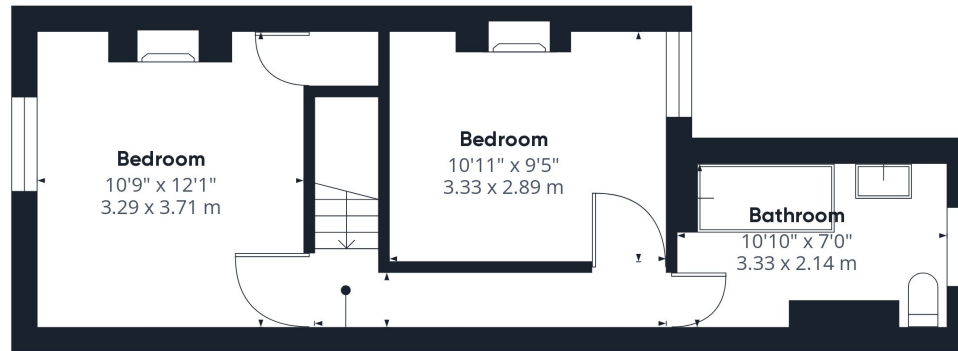
- Two Bedroom period property
- Separate reception rooms and additional utility
- Character features including fireplaces
- 0.9 mile, 19 mins walk to Hitchin Railway Station
- 0.7 mile, 16 mins walk to Hitchin Town Centre
- NO ONWARD CHAIN







Floor 0



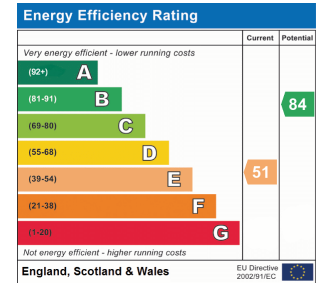
Floor 1

Approximate total area<sup>1)</sup>  
769.62 ft<sup>2</sup>  
71.5 m<sup>2</sup>

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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