



Tennyson Avenue

Hitchin,
Hertfordshire, SG4 0PX
Guide Price £350,000

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Offered to the market is this Well presented two bedroom home situated on a mature green and benefitting from Southerly facing rear garden and parking.

The ground floor accommodation comprises a bright and airy living/dining room overlooking the front green and modern fitted kitchen leading to the Southerly facing rear garden. To the first floor are two double bedrooms and bathroom with WC, wash hand basin and bath with shower attachment.

Outside is a Southerly facing rear garden leading to a single garage and driveway parking. To the front is a front lawn and pathway situated against Purwell Ninesprings Nature Reserve.

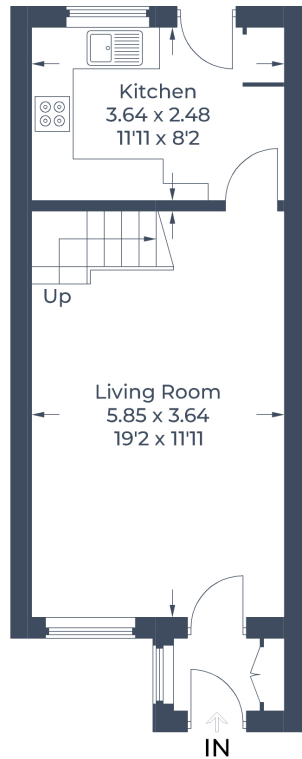
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Two double bedrooms
- Well Presented throughout
- Garage with parking
- South facing rear garden
- 1.4 miles, 33 mins walk to Hitchin town centre (as per Google maps)
- 1.2 miles, 26 mins walk to Hitchin train station (as per Google maps)

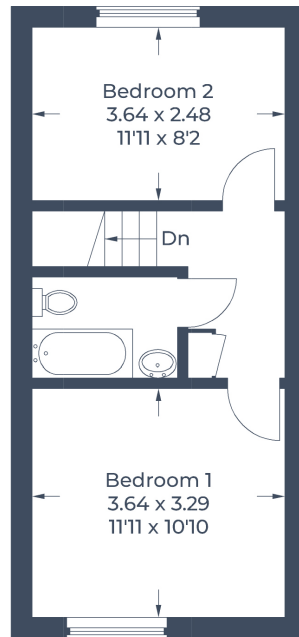




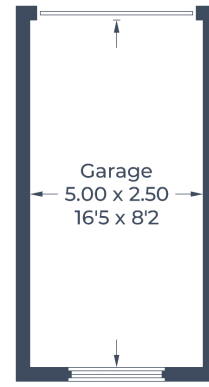
Approximate Gross Internal Area
 Ground Floor = 33.4 sq m / 359 sq ft
 First Floor = 31.0 sq m / 334 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 76.9 sq m / 827 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	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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