



Sturrock Way

Hitchin,
Hertfordshire, SG4 0EP
Guide Price £450,000

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Positioned at the end of a quiet residential cul de sac in the popular market town of Hitchin, this property offers a fantastic opportunity to own a well maintained and thoughtfully laid-out three bedroom terraced home benefitting from no onward chain. Perfect for families, first-time buyers, or those looking to upsize, this property combines comfort, convenience, and charm.

Upon entering the home, you're greeted by a spacious open plan living/dining space ideal for relaxing with family or entertaining guests. Sliding patio doors lead onto the private rear garden. The modern kitchen is located towards the rear of the property and features contemporary units. The ground floor of the property also has an additional versatile reception space and WC.

Upstairs, the property boasts three well-proportioned bedrooms with the large primary bedroom offering an ensuite shower room. A family bathroom completes the upper floor, fitted with modern fixtures and a clean, neutral finish.

Outside, the home benefits from a private, Southerly facing rear garden, perfect for summer barbecues, gardening, or simply unwinding in the fresh air. There is also off-street parking and garage storage space, adding to the practicality of this lovely home.

Located in a family-friendly area, Sturrock Way is within easy reach of excellent local schools, green spaces, and Hitchin town centre, which offers a vibrant mix of shops, cafes, and restaurants. Commuters will appreciate the strong transport links, with Hitchin railway station and the A1(M) nearby, providing easy access to London and surrounding areas.

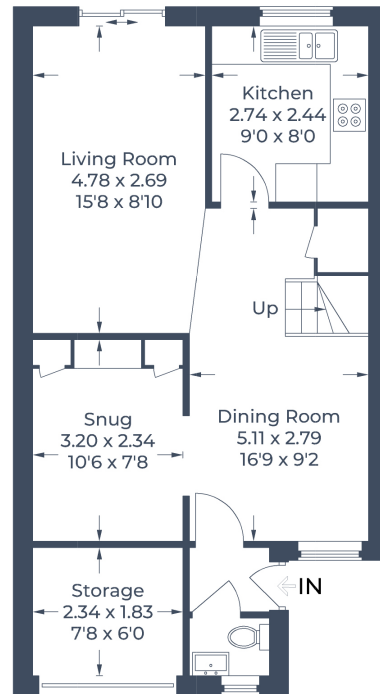
- Three bedroom family home
- No onward chain
- Family bathroom and en-suite
- Driveway parking and garage storage space
- South facing private rear garden
- 1.0 mile, 19 min walk to Hitchin train station (as per Google Maps)
- 1.3 miles, 25 min walk to Hitchin town centre (as per Google Maps)



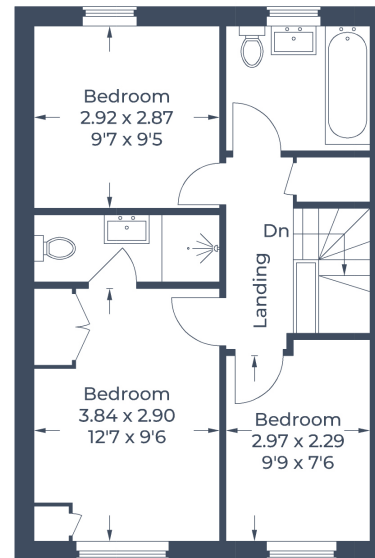




Approximate Gross Internal Area
 Ground Floor = 45.2 sq m / 486 sq ft
 First Floor = 42.3 sq m / 455 sq ft
 Storage = 4.7 sq m / 51 sq ft
 Total = 92.2 sq m / 992 sq ft



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+) A		
(81-91) B		
(69-80) C	76	80
(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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