

A two-story brick house with a prominent bay window on the left side. The house has a dark brown door and several windows with white frames. A paved driveway leads to a garage on the left. The front garden is paved with large stones and has some greenery. A large bush is on the right side of the house.

12 BEARTON GREEN,  
HITCHIN, SG5 1UN

*Lane &*  
BENNETTS



12 Bearton Green  
Hitchin  
Hertfordshire  
SG5 1UN

A rare opportunity to purchase this outstanding four bedroom detached and cleverly extended property, positioned on an impressive and very private corner plot within the truly sought after Bearton Green. Perfectly placed for local amenities, the vibrant market town centre and good schools covering all age ranges. This much loved family home from the 1930's provides spacious and flexible accommodation throughout, presented in a sympathetic manner to the period. Briefly comprising four reception rooms, striking entrance hall, fully fitted kitchen, separate utility, four double bedrooms and two bathrooms. In all 2240 sq ft/208 Sqm with ample off-road parking, large garage and sizable private facing garden.

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**Lane &  
BENNETTS**

DETACHED & EXTENDED, FOUR DOUBLE BEDROOM FAMILY HOME IN A SOUGHT AFTER CUL-DE-SAC

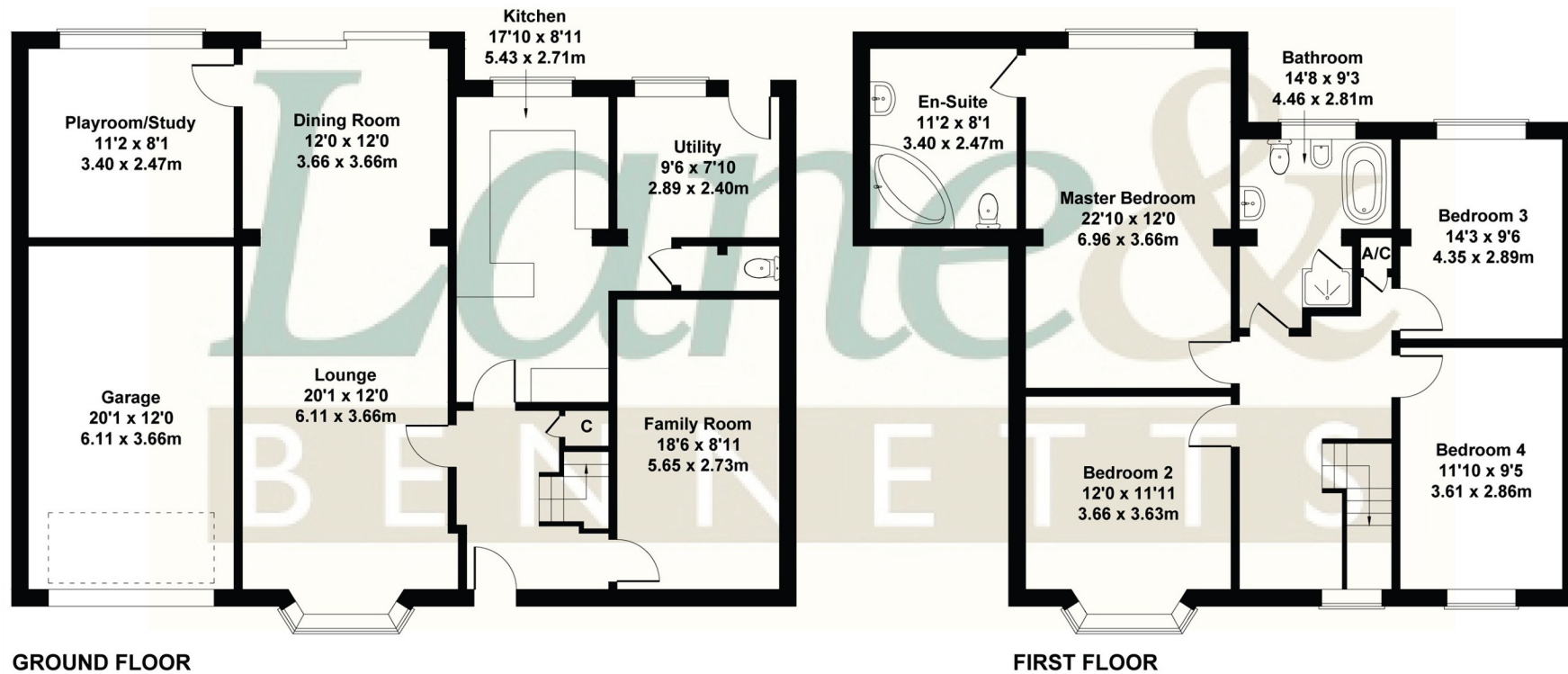


### KEY FEATURES

- FOUR FLEXIBLE RECEPTION ROOMS
- FULLY FITTED KITCHEN WITH PENINSULAR BREAKFAST BAR
- LARGE ENTRANCE HALL, UTILITY & CLOAKROOM
- SUBSTANTIAL MASTER BEDROOM & EN SUITE
- FABULOUS FAMILY BATHROOM
- AMPLE OFF ROAD PARKING & GARAGE

## 12 Bearton Green

Approximate Gross Internal Area  
2239 sq ft - 208 sq m



Not to Scale. Produced by The Plan Portal 2023  
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THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.