



# Florence Street

Hitchin,  
Hertfordshire, SG5 1QZ  
Guide Price £550,000

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properties

Set within a highly desirable location just moments from Hitchin train station and the vibrant town centre, this spacious two bedroom semi-detached home offers stylish accommodation arranged over three well designed floors.

The ground floor welcomes you with an entrance porch and hallway leading to a convenient WC and a modern, beautifully fitted kitchen/dining room. This sociable space features contemporary units, generous work surfaces and double doors opening directly onto the rear garden, creating an effortless indoor-outdoor flow. On the first floor, a bright and airy living room enjoys a private balcony overlooking the rear garden and river beyond. A well proportioned double bedroom and a sleek, modern bathroom suite complete this level. The impressive primary suite occupies the entire second floor, offering a peaceful retreat with its own dressing area, spacious double bedroom and a stylish ensuite shower room.

Outside, the West facing rear garden is a standout feature, with a decked area perfectly positioned to enjoy views over the river, along with a lawned section. To the front, the property benefits from driveway parking and access to a single garage.

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.

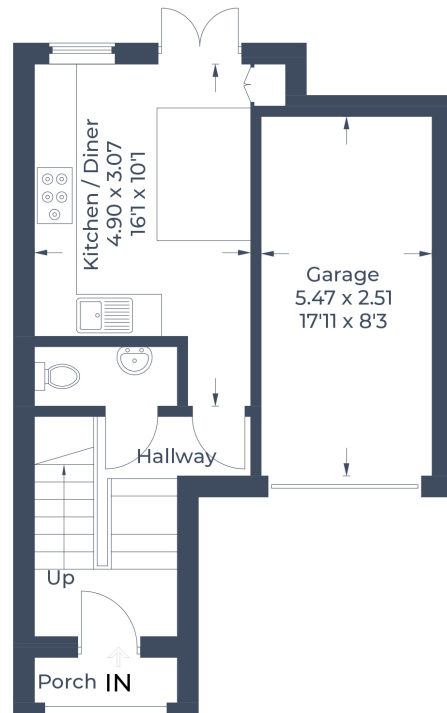
- Semi-detached house
- Two double bedrooms
- Living room with balcony to the rear
- West facing rear garden
- Garage and driveway parking
- 0.5 miles, 10 min walk to Hitchin train station (as per Google Maps)
- 0.4 miles, 9 min walk to Hitchin town centre (as per Google Maps)



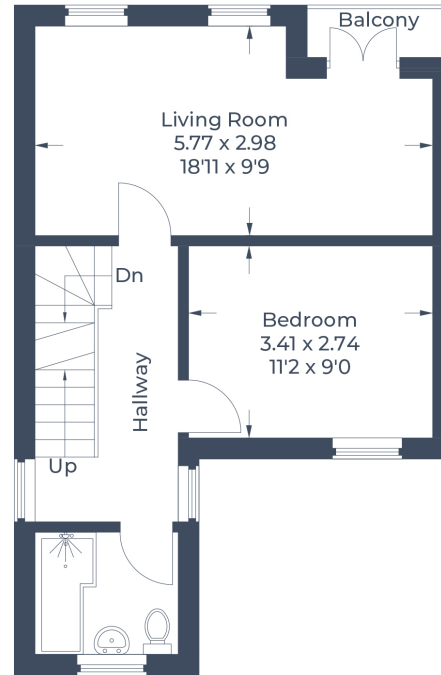




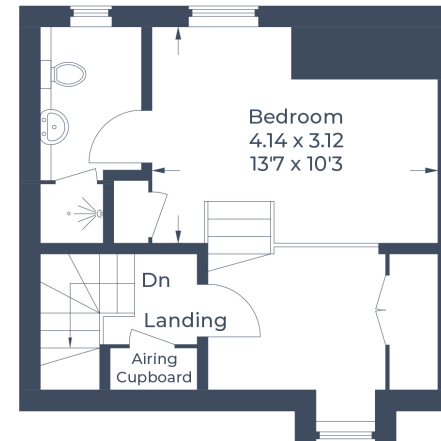
Approximate Gross Internal Area  
Ground Floor = 23.6 sq m / 254 sq ft  
First Floor = 38.6 sq m / 415 sq ft  
Second Floor = 30.0 sq m / 323 sq ft  
Garage = 12.6 sq m / 136 sq ft  
Total = 104.8 sq m / 1,128 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

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

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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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