



Turfmead

Hitchin,
Hertfordshire, SG4 9FB
Offers in Excess of £975,000

country
properties

Discover contemporary living at it's finest with this stunning residence positioned within a quiet cul de sac and offering over 2000sq ft of versatile accommodation. This four bedroom, three bathroom family home is an embodiment of modern design and functionality with a part converted garage enabling multipurpose living to the ground floor. The location provides easy access to Hitchin Boys and Girls schools, Kingshott school and primary schools including St Ippolyts CE primary and Whitehill Junior.

The expansive living space is highlighted by three reception rooms including a spacious living room, study space with fitted storage and a seamless open plan kitchen/dining area leading onto the private, enclosed southerly facing rear garden. The downstairs also benefits from separate utility room, spacious entrance hall with storage and downstairs W.C.

Upstairs, the four generous bedrooms boast ample space and natural light with a dressing room located off the primary bedroom, two modern fitted en-suite shower suites and large four piece family bathroom.

To the outside is a Southerly facing rear garden mainly laid to lawn with patio area perfect for entertaining. To the front is driveway parking for several vehicles, front lawn, access to garage storage space and side access to the rear.

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.

- Immaculate four bedroom family home
- Cul de sac location
- Over 2000 sq. ft of versatile accommodation
- Three bathrooms
- Open plan kitchen/dining room
- Driveway parking
- 1.3 miles, 30 min walk to Hitchin train station (as per Google maps)
- 1.1 miles, 23 min walk to Hitchin town centre (as per google maps)
- Chain free

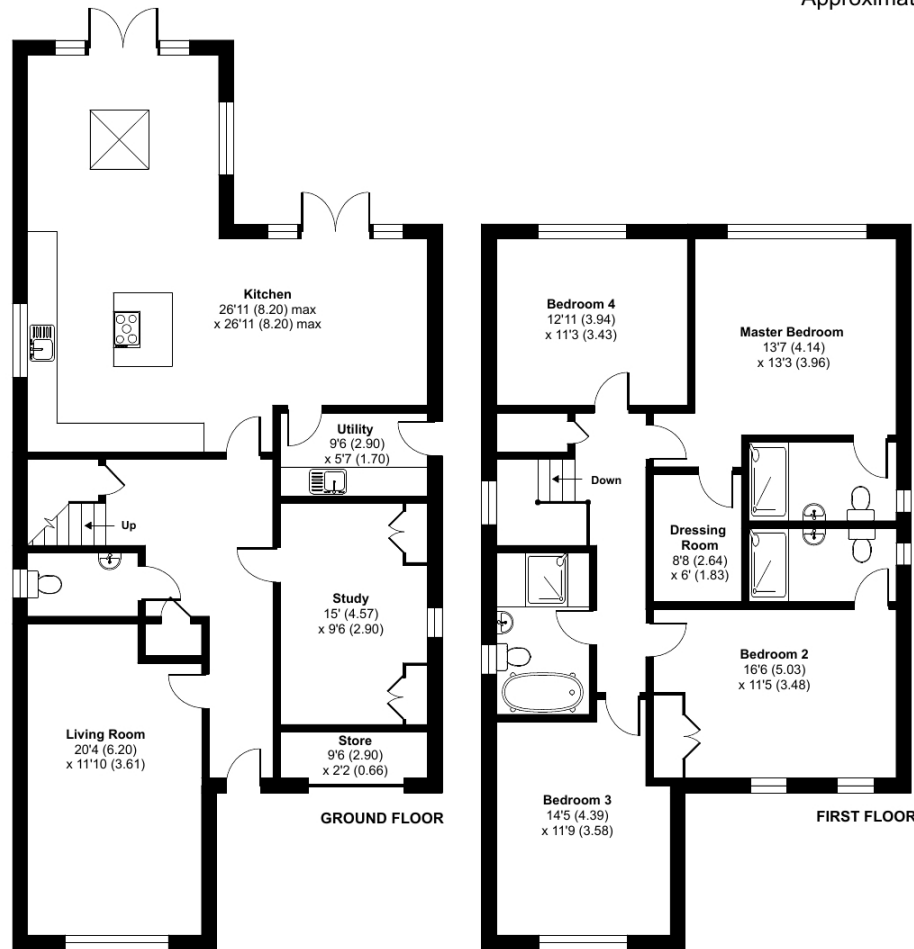






Approximate Area = 2342 sq ft / 217.5 sq m
 Outbuilding = 31 sq ft / 2.8 sq m
 Total = 2373 sq ft / 220.4 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 92 |
| (81-91) | B | 86 | |
| (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 |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1057717



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

Viewing by appointment only

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