



Bearton Road

Hitchin,
Hertfordshire, SG5 1UA
Guide Price £665,000

country
properties

A wonderful four bedroom family home which is located on a much sought-after road affording easy access to both the town centre and mainline train station as well as offering an excellent choice of schooling for all ages.

This fine family home offers versatile accommodation spaciouly arranged over three floors with the perfect balance of both character and contemporary living. Commencing on the ground floor is the entrance hall which leads through to the front living room with feature bay window. The dining room has been opened and leads through to a wonderful extended kitchen/breakfast room offering plenty of light and bi-fold doors leading to the rear garden. There is also the benefit of a triple storage cupboard off of the dining room. The first floor houses three good sized bedrooms and a family bathroom with the remaining bedroom and additional shower room are located on the second floor which offers exceptional built-in storage.

Outside there is a private and mature rear garden which is enclosed by both timber fencing and brick wall. The garden is mainly laid to lawn with a patio area and a hard standing for a timber shed.

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.

- A four bedroom family home arranged over three floors
- Sought after location offering an excellent choice of local schools
- Wonderful open dining room and extended kitchen
- Enclosed rear garden
- 0.9 mile, 19 mins walk to Hitchin mainline train station (as per Google maps)
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google maps)

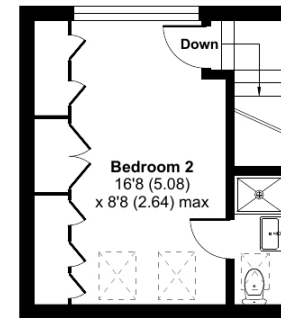
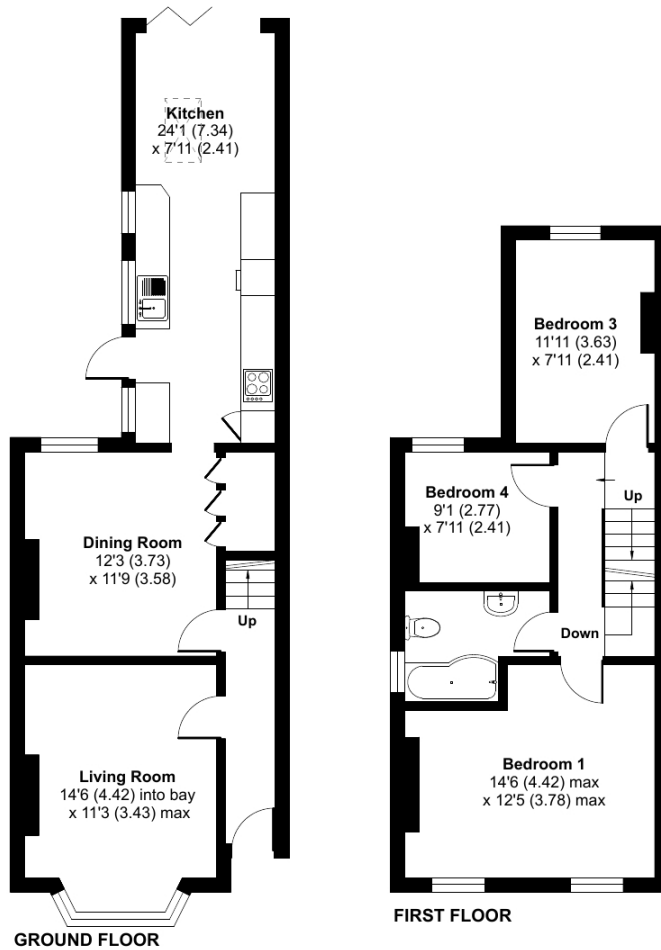






Approximate Area = 1285 sq ft / 119.3 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	63
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: 973782



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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