



# Common Rise

Hitchin,  
Hertfordshire, SG4 0HN  
Guide Price £550,000

country  
properties

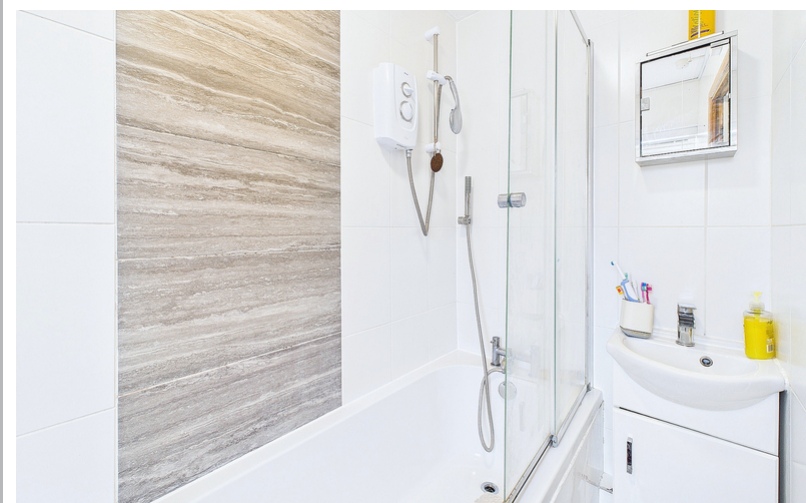
Offered to the market with no onward chain is this well presented three bedroom extended family home situated in a popular area of Hitchin and benefitting from off road parking.

The ground floor accommodation comprises an entrance hallway which leads on to the main living areas. To the front of the property is the living room with a feature fireplace, this is a wonderful light room which flows through to the family room that offers double doors out to the rear garden. Off of the family room is the kitchen with a range of units and appliances and again this flows through to the dining room. This floor is completed with the downstairs three piece suite family bathroom. To the first floor are three bedrooms with the main offering front and back dual aspect windows.

Outside is a rear garden which is mainly laid to lawn with planted borders and enclosed by timber fence. To the side of the property is access back to the front. There is a raised area at the rear of the garden with a hard standing for a shed. To the front of the front of the property is a driveway providing off road parking.

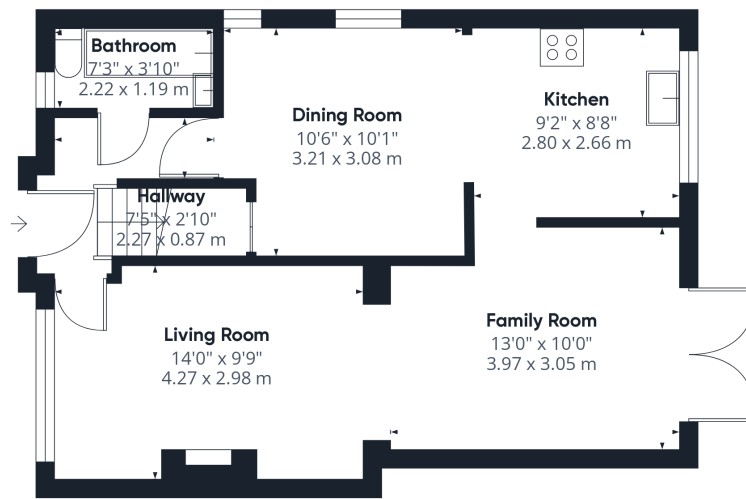
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- Three bedroom semi-detached family home
- Extended living accommodation with three reception areas
- Enclosed rear garden
- Driveway providing off road parking
- Great catchment for well regarded local schools
- 0.4 mile, 8 mins walk to Hitchin train station (via Google Maps)
- 0.9 mile, 21 mins walk to Hitchin town centre (via Google Maps)
- NO ONWARD CHAIN

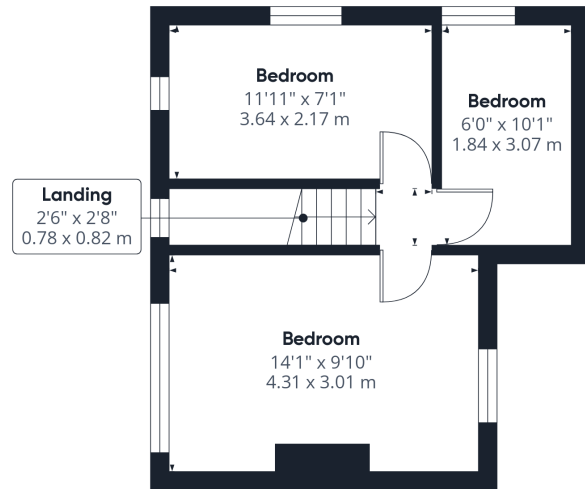








Floor 0



Floor 1

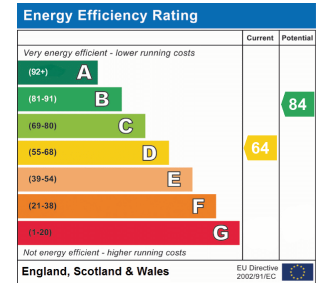
**Approximate total area<sup>(1)</sup>**  
820.95 ft<sup>2</sup>  
76.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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