



Bowlers End

Hitchin,
Hertfordshire, SG5 2EA
Guide Price £1,220,000

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A stunning five bedroom detached family home located in a sought after private cul-de-sac in the popular West Hitchin

Beautifully presented throughout, this fine home offers light, versatile and well-balanced accommodation spaciouly arranged over two floors. The ground floor features a formal living room with feature media wall and contemporary Bioethanol Fireplace and a modern open plan kitchen/dining/family room with fitted kitchen, central island, dining area and living space which opens onto the garden. The ground floor also benefits from a useful utility room, a downstairs W.C and access to the integral garage and storage cupboards.

The five bedrooms are located on the first floor with the principle enjoying its own en-suite and walk in wardrobe. There is also an en-suite and built in wardrobes in bedroom two and built in wardrobes in bedroom three. To complete the first floor, there is a stylish four-piece family bathroom.

Outside is a low maintenance rear garden with patio area and artificial lawn with access down both sides. To the front is a paved driveway providing off road parking and access to the garage.

Bowlers End is a private cul-de-sac of just 27 homes built in 2019 by highly regarded house builders Cala Homes. Situated in West Hitchin, the development provides excellent access to the town centre and offers an excellent choice of schooling for all ages. It is also on the doorstep of the stunning Oughtonhead Nature reserve.

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.

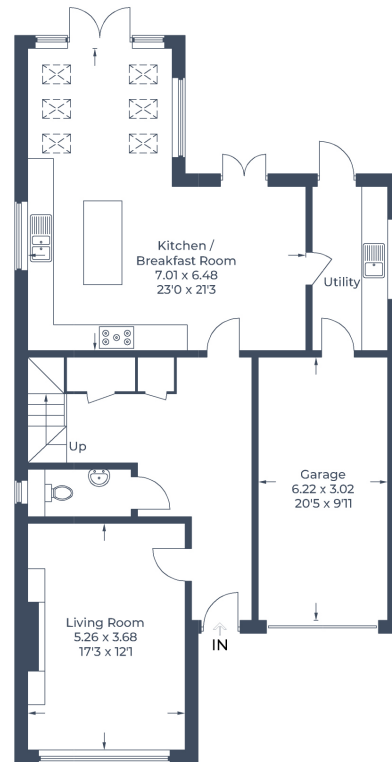
- Five bedroom family home
- Highly sought after location
- Open plan kitchen/diner/family room
- Principle bedroom with en-suite and walk in wardrobe
- 1.4 miles, 24 mins walk to Hitchin train station (as per Google Maps)
- 0.8 miles, 12 min walk to Hitchin town centre (as per Google Maps)



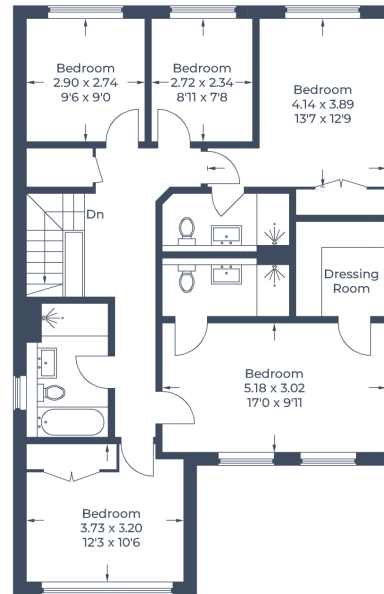




Approximate Gross Internal Area
 Ground Floor = 106.2 sq m / 1,143 sq ft
 First Floor = 94.9 sq m / 1,021 sq ft
 Total = 201.1 sq m / 2,164 sq ft
 (Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		92
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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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