



Heathfield Road

Hitchin,
Hertfordshire, SG5 1SY
Guide Price £495,000

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properties

Charming Three Bedroom Family Home with Exceptional Garden

Located on the ever popular Heathfield Road, this delightful three bedroom end of terrace home offers a rare opportunity to acquire a much loved property that has been in the same family for over 35 years.

Set back from the road with a private driveway, the home is ideally suited to families or buyers seeking space, character, and potential. Inside, the property features two generous reception rooms, perfect for both formal entertaining and relaxed family living, along with a bright conservatory that opens onto the garden.

Upstairs, there are three well proportioned bedrooms and a family bathroom, with scope for personalisation.

One of the standout features of this home is the stunning rear garden, which has been made private and enclosed. A peaceful and private outdoor space, ideal for children, gardening enthusiasts, or summer entertaining.

Conveniently located close to local schools, shops, and just a short distance from Hitchin town centre and train station.

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 end of terrace family home
- Private and enclosed rear garden
- Two reception rooms and conservatory
- Driveway providing ample off road parking
- Sought after location near the town centre
- 0.9 miles, 20 min 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 = 51.3 sq m / 552 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Total = 87.7 sq m / 944 sq ft

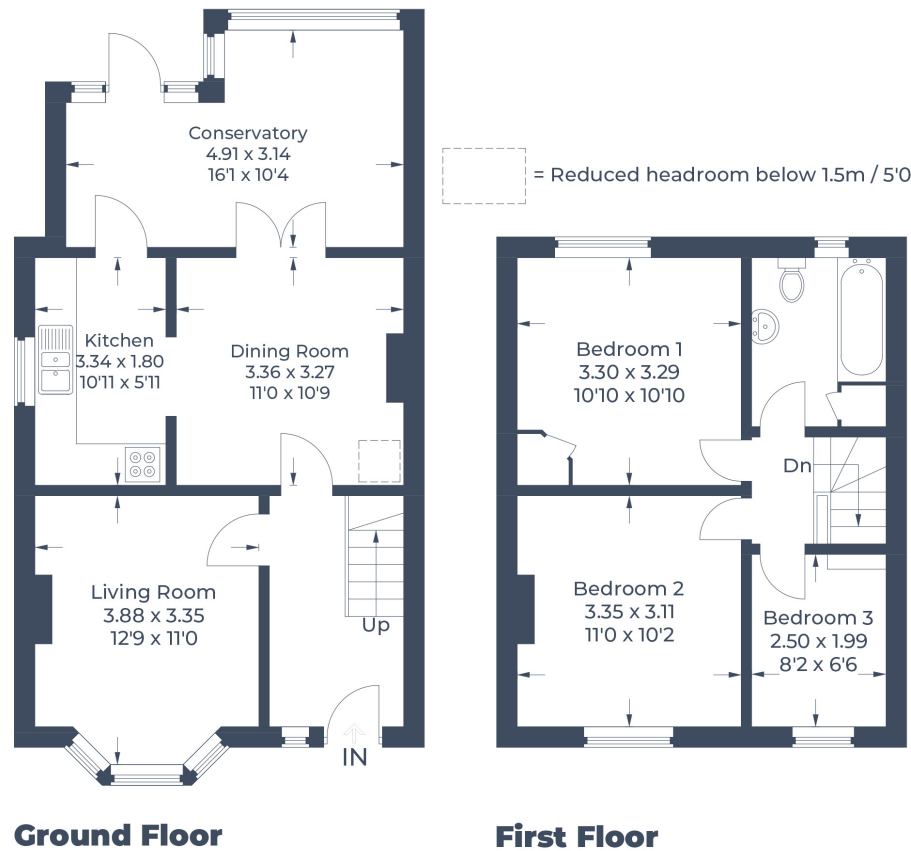


Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		69
(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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