



Trevor Road

Hitchin,
Hertfordshire, SG4 9TA
Guide Price £450,000

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Tucked away in a highly sought-after cul-de-sac, this beautifully presented two bedroom end terrace character cottage offers a wonderful blend of period charm and modern comfort. Perfectly positioned for easy access to Hitchin's vibrant town centre and transport links, the property provides an inviting home in a peaceful residential setting.

The ground floor welcomes you with an entrance porch leading into a warm and welcoming living room, complete with a delightful feature fireplace that sets the tone for the cottage's characterful feel. To the rear, a generous kitchen/breakfast room provides space for dining and everyday living, complemented by a useful utility area and a well appointed bathroom.

Upstairs, the property offers two spacious double bedrooms, each benefiting from built-in storage and plenty of natural light.

Outside, the south facing rear garden is a real highlight – mainly laid to lawn with a patio area ideal for outdoor dining or relaxing in the sun. At the end of the garden sits a versatile external office with power, perfect for home working, hobbies, or additional storage.

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.

- Characterful cottage
- Two double bedrooms
- Well presented throughout
- Cul de sac location
- South Facing rear garden
- 0.5 miles, 10 mins walk to Hitchin town centre (as per Google maps)
- 0.3 miles, 6 mins walk to Hitchin train station (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 30.7 sq m / 330 sq ft
 First Floor = 22.8 sq m / 245 sq ft
 Office = 4.4 sq m / 47 sq ft
 Total = 57.9 sq m / 622 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

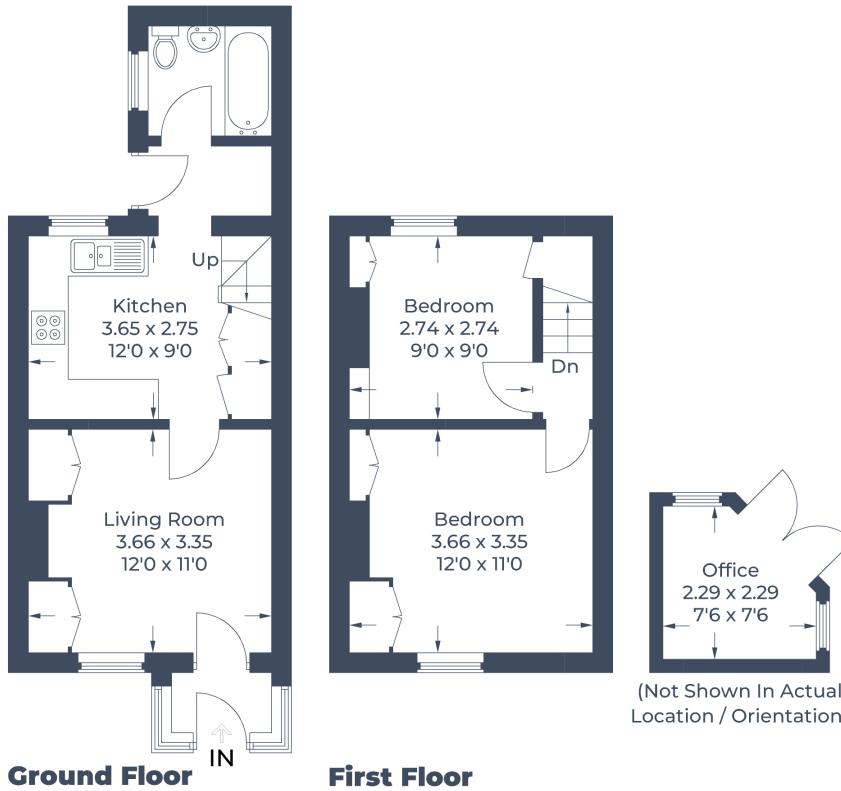


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Viewing by appointment only

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