



# Dacre Road

Hitchin,  
Hertfordshire, SG5 1QL  
Offers in Excess of £250,000

country  
properties

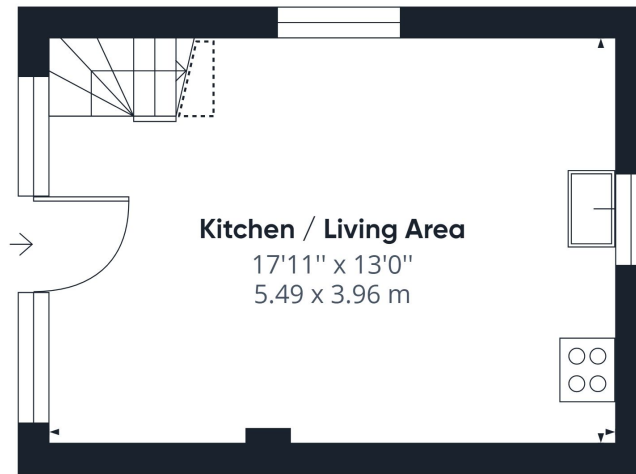
This superb property was converted and refurbished back in 2013 to form this unique one bedroom detached property that is ideally located for the train station and local amenities. The ground floor provides an open plan kitchen and living area. The kitchen offers a range of storage cupboards and ample work surface space. The living area is light and contemporary in appearance offering a spacious feel. Upstairs there is a principal bedroom with dual aspect windows and a three piece shower room suite. Outside the property offers allocated parking to the front of the property.

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.

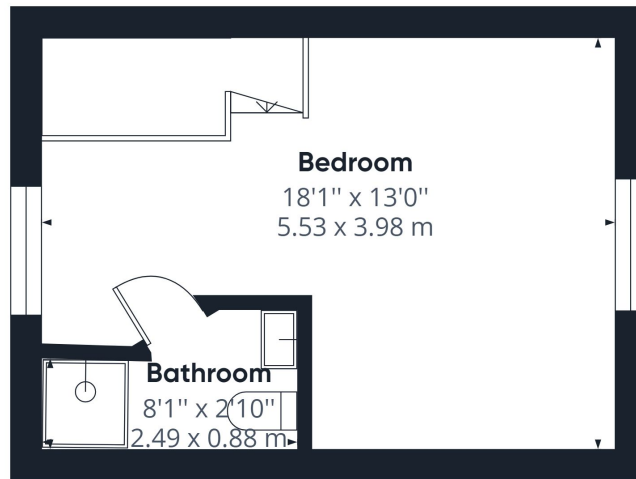
- One bedroom detached house
- Open plan living and kitchen
- Freehold property not subject to any service or ground rent charges
- Allocated parking space at the front of the property
- 0.3 mile, 7 mins walk to Hitchin train station (as per Google Maps)
- 0.7 mile, 14 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

446.60 ft<sup>2</sup>  
41.49 m<sup>2</sup>

**Reduced headroom**

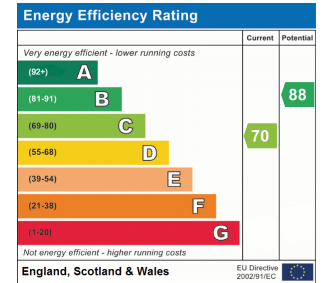
6.68 ft<sup>2</sup>  
0.62 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

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

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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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