



# Benslow Lane

Hitchin,  
Hertfordshire, SG4 9RE  
Guide Price £685,000

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This beautifully presented character home is located in one of Hitchin's most desirable area's with easy access to the mainline station, historic town centre, local amenities as well as being within catchment to some of Hitchin's best schools. The property is finished to a high standard throughout and provides generous accommodation that incorporates contemporary and characterful living at its best.

On the ground floor, the property features an entrance hallway which provides access through to both the lounge and dining room as well as the stairway leading to the first floor accommodation. The lounge offers a lovely bay window as well as a feature fireplace with log burner, this then flows through to the dining room with ample space for a dining table and sofa. Located just off the internal hallway is a two piece suite downstairs cloakroom. This opens up into a stunning open plan extended kitchen/breakfast area which is a lovely light space and has been fitted with a range of floor and wall mounted modern units with worktops over. Integrated appliances feature double eye level oven, four ring gas hob with extractor over. There is also space and services for fridge/freezer, washing machine and tumble dryer.

On the first floor there are three bedrooms with the first two offering built in wardrobes. The principal bedroom also benefits from a three piece ensuite shower room. The floor is completed with the main three piece family bathroom suite.

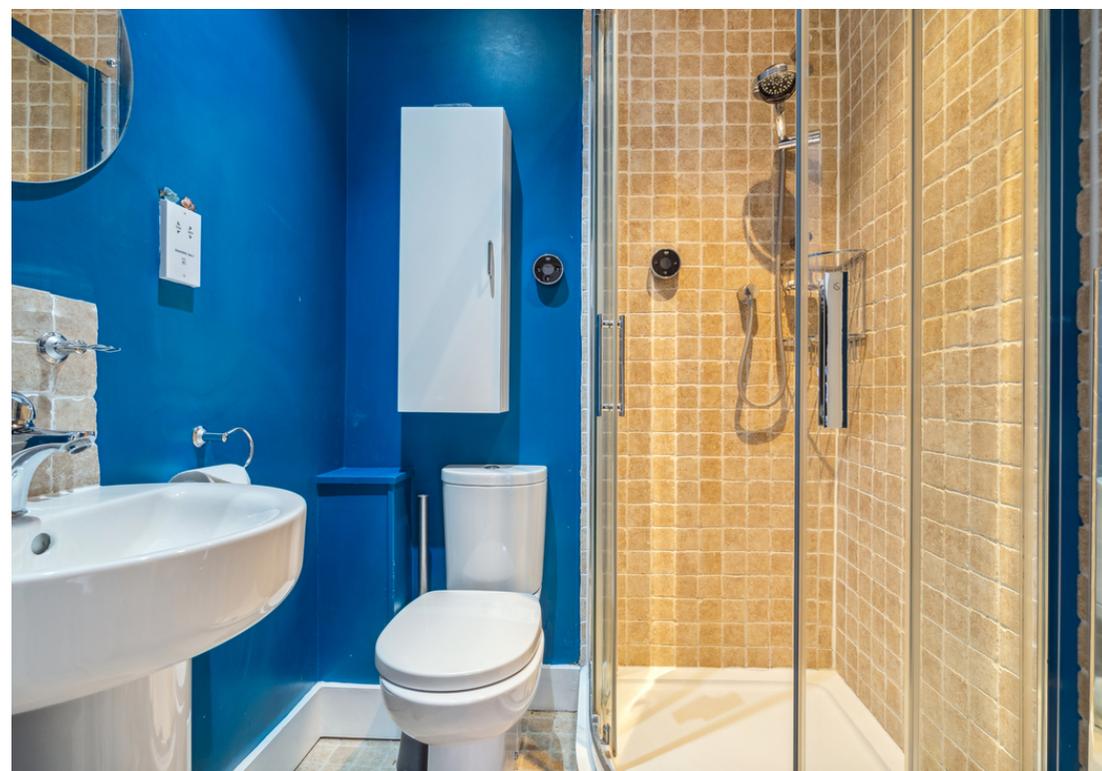
Outside, at the front of the house there is a tiled pathway that leads to the front door with a stone area which is enclosed by a brick wall and mature hedge. The private rear garden is delightful and has been carefully designed. There is a patio area that provides a lovely seating area. There is a block paved pathway that runs to the rear of the garden with the main part being laid to lawn. At rear of the garden you will find a further raised seating area and a gate way leading to the off road parking at the rear. The huge benefit of this property is the fact that it has a block paved driveway at the rear providing off road parking which is accessed from The Avenue.

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.

- A wonderful three bedroom character property
- Located in one of Hitchin's most desirable area's
- Separate reception rooms & kitchen/breakfast room
- A lovely south facing rear garden with lawn, patio and seating areas
- Block paved driveway providing ample parking to the rear accessed from The Avenue
- 0.3 mile, 6 min walk to Hitchin train station (as per Google Maps)
- 0.4 mile, 9 mins walk to Hitchin Town Centre (via Google Maps)







Approximate Gross Internal Area  
 Ground Floor = 48.9 sq m / 526 sq ft  
 First Floor = 40.2 sq m / 433 sq ft  
 Total = 89.1 sq m / 959 sq ft



**First Floor**



**Ground 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+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	54	
(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

Viewing by appointment only

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