



Collison Close

Hitchin,
Hertfordshire, SG4 0RE
Guide Price £650,000

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A wonderful three bedroom detached family home located in a highly sought after area in the Rosehill area of Hitchin. The property is situated within walking distance of local schools, Hitchin's mainline train station and local amenities.

This home offers balanced accommodation throughout and is arranged over two floors. The accommodation commences with the large entrance hall with understairs storage cupboard, three-piece shower room suite and stairs rising to the first floor accommodation. From here there are doors through to both the kitchen and living room which then opens up through to the dining area and the conservatory. Upstairs, offers a generous landing. There are three bedrooms, a bathroom suite and separate toilet. The property resides on a mature plot with an enclosed rear garden bordered by trees and shrubs. To the front of the property is a driveway providing ample off-road parking and leads up to the single garage with utility area.

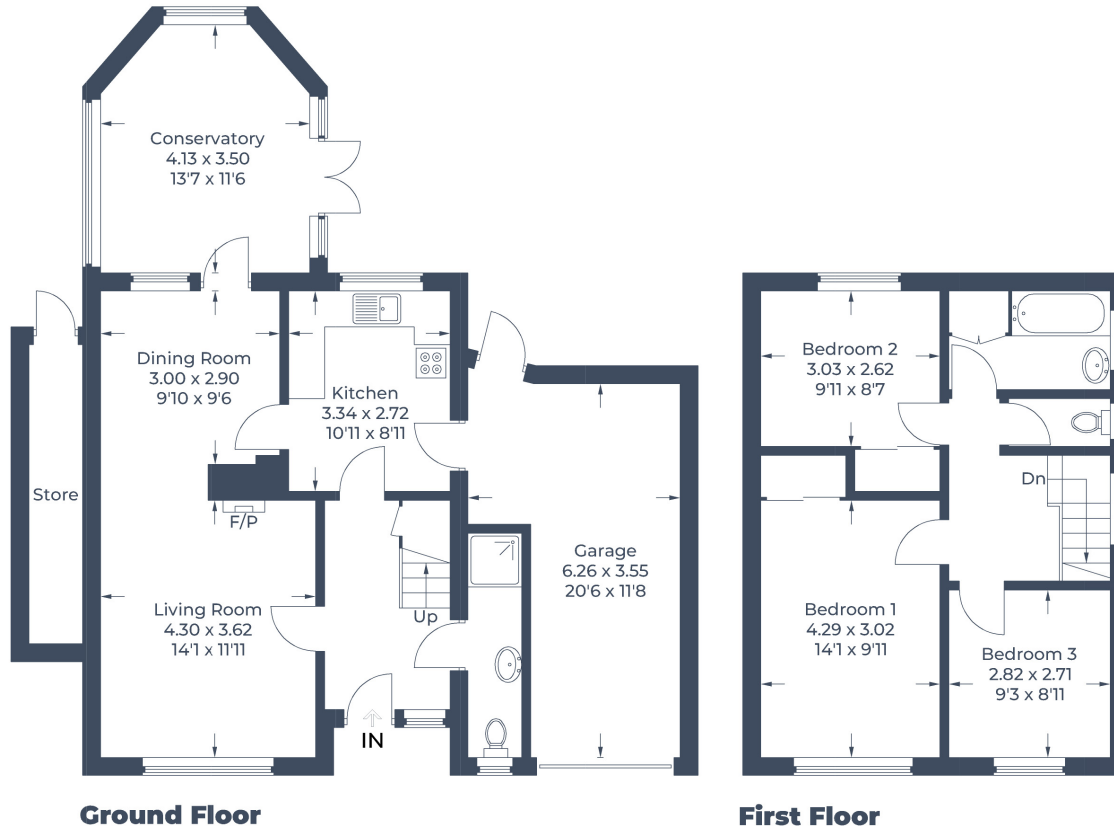
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 superb three bedroom detached family home
- Separate reception rooms and additional conservatory
- Family bathroom and separate shower room
- Mature enclosed rear garden
- Garage and driveway providing off road parking
- 1.0 miles, 23 mins walk to Hitchin Mainline Station (as per Google Maps)
- 1.5 miles, 30 mins walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN





Approximate Gross Internal Area
 Ground Floor = 82.8 sq m / 891 sq ft
 First Floor = 45.6 sq m / 491 sq ft
 Total = 128.4 sq m / 1,382 sq ft
 (Including Garage / Excluding Store)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(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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