



# St Johns Road

Hitchin,  
Hertfordshire, SG4 9JP  
Guide Price £475,000

country  
properties

A wonderful mid terraced character property which is ideally located within easy proximity to the train station, town Centre and local amenities. The property is also within a mile of a variety of wonderful schools.

The accommodation commences on the ground floor with an entrance leading into the front sitting room with a multi fuel burner and feature bay window. This then flows through to the dining room with an under stairs seating area and another multi fuel burner. The kitchen offers an array of work surface space and storage as well as a Velux and side window allowing ample natural light. Access through the rear lobby and into the three piece family bathroom suite.

On the first floor there are two lovely bedrooms, the front bedroom offers double windows and has the benefit of going over the alleyway so is slightly wider. The second room offers a feature fireplace and built-in storage.

Outside to the front is shingle garden area with a small ornamental railing. There is a pathway to the front door and down the side of the property providing gated access to the rear garden. The rear garden is of a great size and is mainly laid to lawn with a range of plant and shrub areas. There is also a lovely decked area a summerhouse. There is a hard standing for a shed and the garden is enclosed by timber fencing. The property stands on a lovely plot and early viewing is highly recommended.

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.

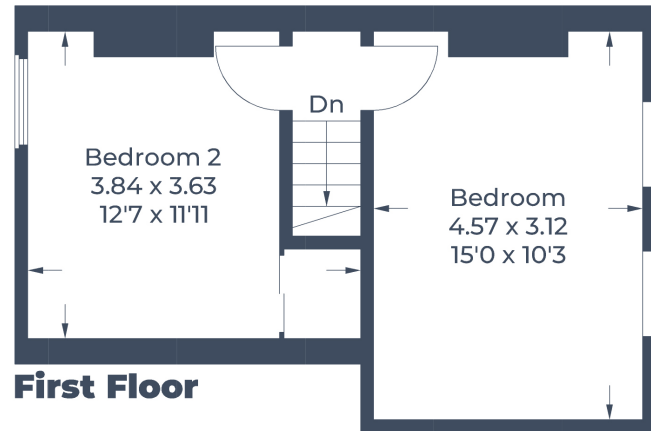
- Two bedroom character property in the SG4 9 postcode area
- Beautifully presented and refurbished by the current owner
- Separate reception rooms with log burners
- Large South facing rear garden
- 0.8 miles, 17 min walk to Hitchin town centre (as per Google Maps)
- 0.9 miles, 18 mins walk to Hitchin train station (as per Google Maps)



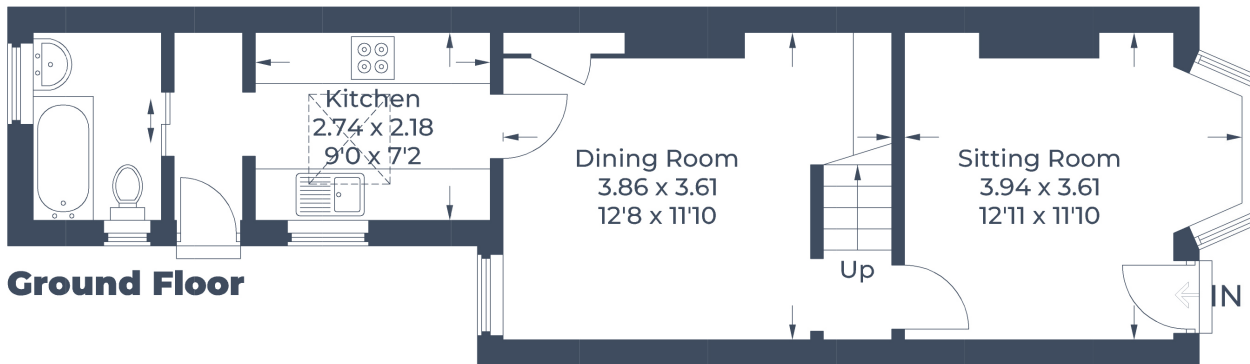




Approximate Gross Internal Area  
 Ground Floor = 41.9 sq m / 451 sq ft  
 First Floor = 28.9 sq m / 311 sq ft  
 Total = 70.8 sq m / 762 sq ft



**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		84
(81-91)	B		
(69-80)	C		66
(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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