



# Armar

Whitehill Close, Hitchin,  
Hertfordshire, SG4 9HX  
Guide Price £775,000

country  
properties

A unique opportunity to purchase this architect designed three-bedroomed detached family bungalow, which is situated on a generous plot, tucked away in a private cul-de-sac.

The property offers spacious accommodation of over 1700 sqft including the two garages. The property starts with a large and welcoming hallway, which leads through to the main living areas. To the left is a cosy living room/bedroom with a feature floor to ceiling window allowing plenty of light to flow through. The further reception rooms consist of a superb living/dining room which circulates around a feature fireplace. The kitchen is to the rear of the property with a window overlooking and a rear door out to the garden.

The principal bedroom is cleverly designed with steps down to the sleeping area offering lovely views over the rear garden, this room is completed with a separate sink area and an additional room, currently used as a study, which could be a walk-in wardrobe or dressing room. There is an additional bedroom, family bathroom and cloakroom.

Armar sits on a substantial plot of 0.17 of an acre. The mature gardens wrap around and offer a wonderful lawn space, a patio and an array of mature planting and hedges. There is a driveway providing off-road parking and two garages with further parking available in front of each garage. This property was designed by a previous owner and is a rare opportunity to purchase this bespoke home.

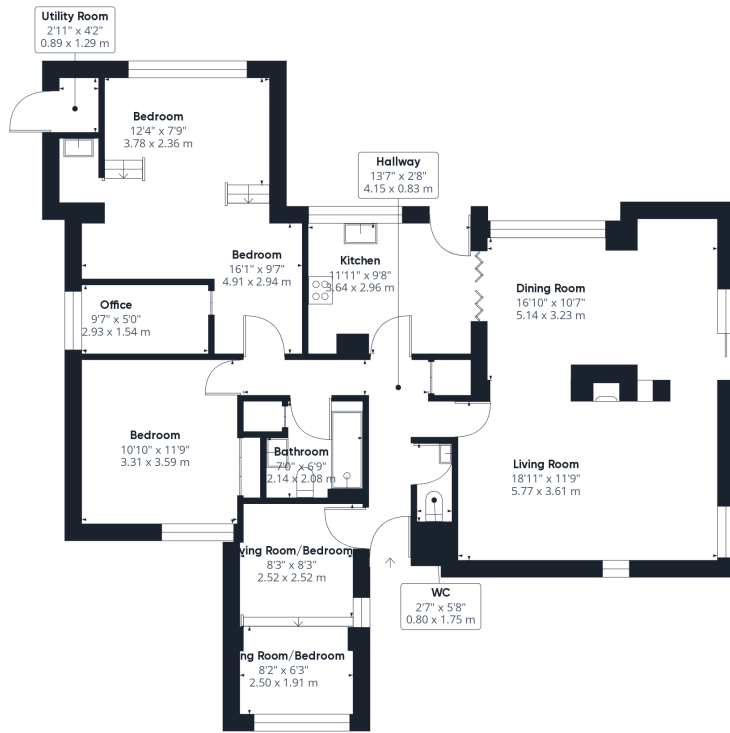
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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.

- An architect bespoke designed three bedroom detached home
- Situated on a generous plot in quiet cul-de-sac in the SG4 9 postcode area
- Driveway and two garages providing off road parking
- Wonderful reception room which circulate around the feature fireplace
- 0.8 mile, 20 mins walk to Hitchin Town Centre (as per Google Maps)
- 1.0 mile, 24 mins walk to Hitchin mainline train station (as per Google Maps)
- NO ONWARD CHAIN

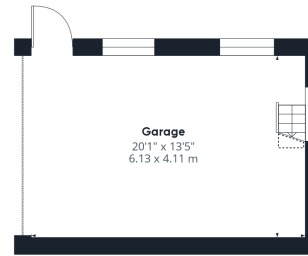




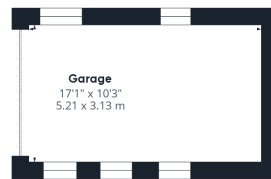




Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

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

1727.66 ft<sup>2</sup>  
160.5 m<sup>2</sup>

**Reduced headroom**

4.75 ft<sup>2</sup>  
0.44 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(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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