



Jill Grey Place

Hitchin,
Hertfordshire, SG4 9YH
Guide Price £895,000

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A delightful and rarely available spacious three bedroom semi-detached family home, positioned at the end of a much sought after cul de sac within Hitchin Town Centre.

This fine home offers bright and spacious versatile living with the ground floor accommodation comprising entrance hall, W.C, kitchen, separate dining room, two additional reception spaces and a living room with double doors onto the rear garden.

To the upstairs are three large double bedrooms with the primary benefitting from a modern en-suite shower room. The second bedrooms includes an additional dressing area leading into a beautiful vaulted ceiling with stained glass window. The family bathroom includes WC, wash hand basin and bath with shower attachment.

To the outside is a well maintained South-East facing rear garden with side access onto the single garage and driveway parking.

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.

- Spacious three bedroom home
- Cul de sac location within Hitchin town centre
- Kitchen and separate dining room
- Three further reception rooms
- Two bathrooms
- Garage and driveway
- 0.2 miles, 3 min walk to Hitchin town centre (as per Google Maps)
- 0.8 miles, 18 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 73.8 sq m / 794 sq ft
 First Floor = 68.2 sq m / 734 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 156.0 sq m / 1,679 sq ft

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

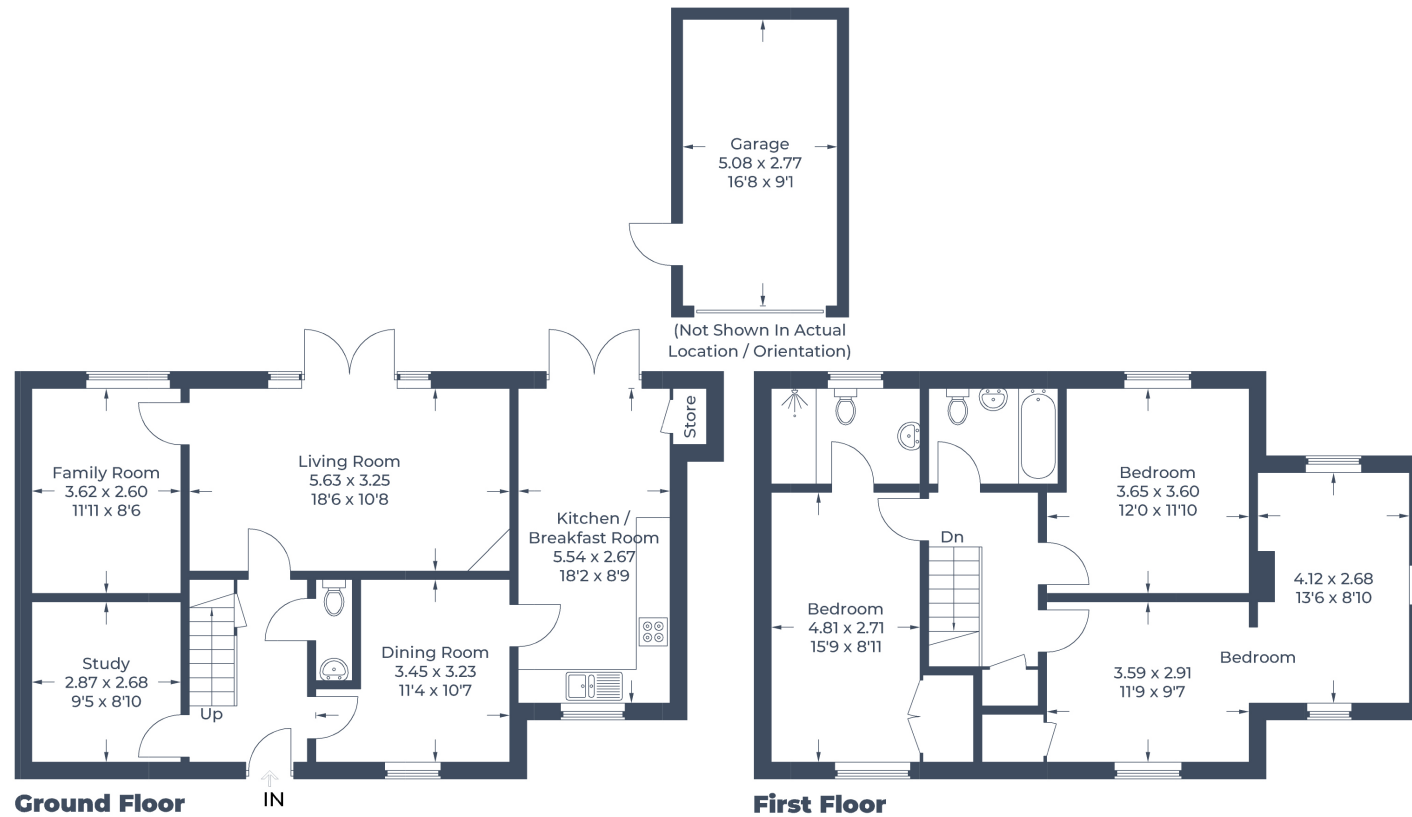


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Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

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