



Lavender Way

Hitchin,
Hertfordshire, SG5 2LU
Guide Price £625,000

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Set on a quiet and prestigious residential road, this rarely available detached bungalow offers spacious, single level living in one of Hitchin's most desirable locations benefitting from a South facing rear garden.

To the rear of the property is a large living/dining room, flooded with natural light and offering direct access to the rear garden. The home also features a fitted kitchen, a separate utility space, and both a W.C and a family bathroom.

The accommodation includes three bedrooms, each offering ample space and flexibility for family life, guests, or home working. The property benefits from a detached garage, and ample off-road parking.

Lavender Way is known for its peaceful surroundings and proximity to Hitchin's vibrant town centre, which offers a wide range of shops, cafés, restaurants, and cultural amenities. The property is also close to Oughtonhead Nature Reserve, local sports clubs, and highly regarded schools. With excellent transport links to London Kings Cross and Cambridge, this bungalow combines the best of town and country living.

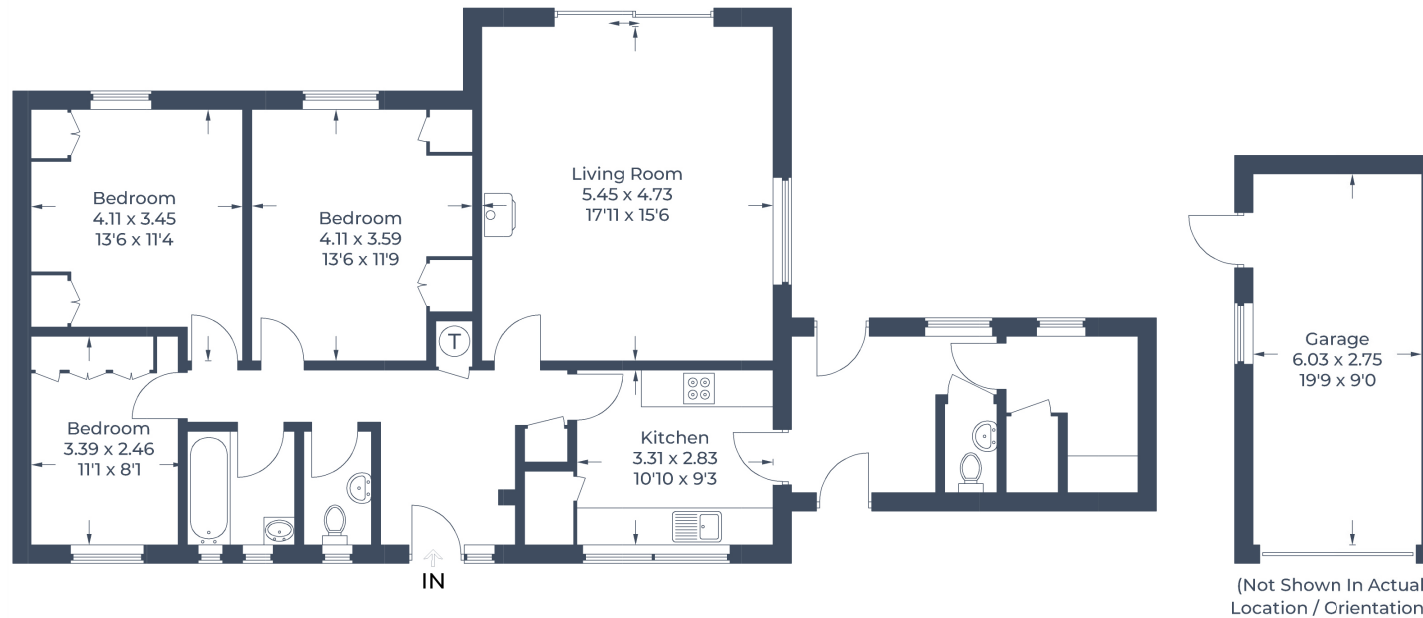
- Rarely available detached bungalow
- Three bedrooms
- No onward chain
- South facing rear garden
- Garage and off-road parking
- 1.3 miles, 25 min walk to Hitchin train station (as per Google Maps)
- 0.6 miles, 10 min walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area = 108.3 sq m / 1,166 sq ft
 Garage = 16.8 sq m / 181 sq ft
 Total = 125.1 sq m / 1,347 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	66	77
	EU Directive 2002/91/EC	

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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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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