



The Hide

Store House Lane, Hitchin,
Hertfordshire, SG4 9AB

Guide Price £800,000

country
properties

Built in 2006 is this wonderful family home that was named 'The Hide' which is located just off the town centre and in the catchment areas for the excellent local schools. The property offers light and spacious accommodation over three floors with a contemporary feel. The showpiece of the property is the stunning views over Hitchin and beyond.

The property is extremely well presented throughout and offers three/four bedrooms over three floors of accommodation. The lower ground floor comprises an open plan kitchen/living and dining area with French doors leading onto the rear garden. There is also an additional utility room.

The ground level accommodation of the property is extremely versatile and offers an entrance hall with storage cupboard and a W.C.. The original sitting room is currently and effectively used as a main bedroom offering breathtaking views from the Juliet balcony, bedroom four is again currently used as a study. The first floor offers two further bedrooms and a good-sized family bathroom again with wonderful views.

The rear garden is low maintenance, mainly laid with shingle with a patio area and steps leading down to a modern home office with power and light. To the front the property is a driveway offering off road parking for two cars.

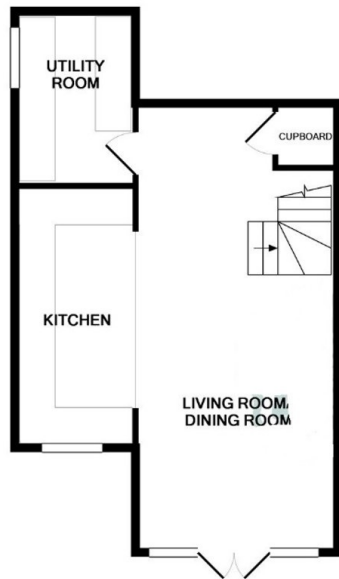
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Wonderful three/four bedroom family home
- Amazing open living space which leads to the rear garden
- Generous accommodation over three floors with contemporary feel
- Stunning views over Hitchin
- Utility room
- Beautiful home office/additional reception room
- 0.3 miles, 6 min walk to Hitchin town centre (as per Google Maps)
- 0.8 miles, 17 min walk to Hitchin train station (as per Google Maps)

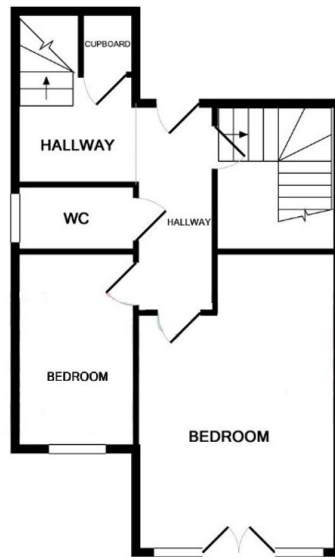








LOWER GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



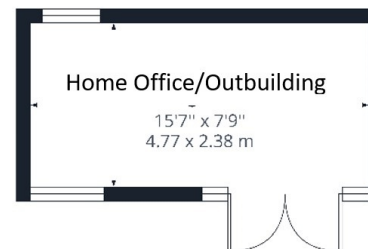
GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015



Home Office/Outbuilding

15'7" x 7'9"
4.77 x 2.38 m

Approximate total area⁽¹⁾

124.32 ft²
11.55 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		77	87
		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

Country Properties | 6, Brand Street | SG5 1HX

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

www.country-properties.co.uk

country
properties

country
properties