



Letter Box Row
Gosmore, Hitchin,
Hertfordshire, SG4 7QE
Guide Price £465,000

country
properties

Welcome to this charming terraced property that is currently on the market for sale. This immaculate home has been meticulously maintained and decorated to a high standard, offering a warm and welcoming atmosphere.

The property boasts two spacious reception rooms, each with their own character and style. The first reception room is separate and cosy, featuring a wonderful log burner perfect for those chilly evenings. The second reception room is an open-plan space with easy access to the garden, making it an ideal spot for entertaining guests or enjoying a quiet afternoon with a book.

The modern open-plan kitchen is equipped with up-to-date appliances and bathed in natural light. It offers sufficient dining space, making it a perfect place to enjoy meals with loved ones.

Upstairs, you will find two double bedrooms. The first one is particularly generous, featuring a Juliet balcony offering ample natural light, creating a peaceful retreat. The second bedroom is equally welcoming and of a good size and also well presented. Completing the first floor is a modern family bathroom fitted with a heated towel rail, ensuring comfort and luxury in routine daily tasks.

Outside, you'll be delighted to find a well-kept garden, where you can enjoy the tranquillity of the outdoors.

The property is ideally located with easy access to public transport links, schools, local amenities, and green spaces. The area is quiet and peaceful, with a strong local community, nearby parks, walking and cycling routes. It is a perfect sanctuary for those who enjoy the convenience of city life and the calm of countryside living.

Gosmore is a hamlet in the parish of St Ippolyts close to the town of Hitchin. There are two pubs in the village and St Ippolyts has a popular primary school with highly regarded girls' and boys' schools in Hitchin. A mainline railway station provides direct access to Kings Cross and Cambridge from Hitchin.

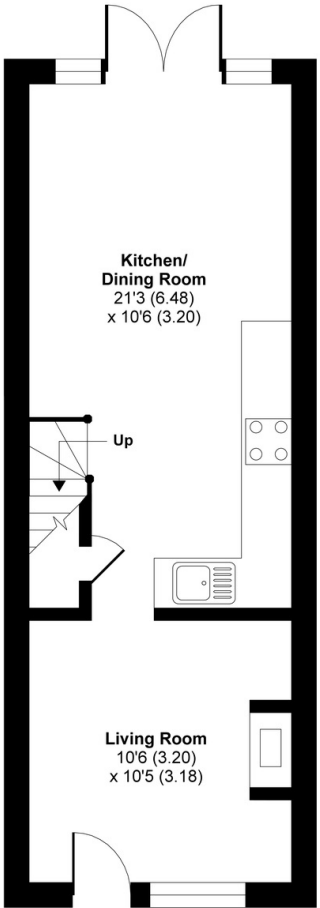
- Immaculate terraced property
- Open-plan kitchen with modern appliances
- Two delightful reception rooms
- Log burner in first reception
- Juliet balcony in main bedroom
- 2.0 miles, 6 min drive to Hitchin train station (as per Google Maps)
- 1.2 miles, 26 mins walk to Hitchin town centre (as per Google Maps)



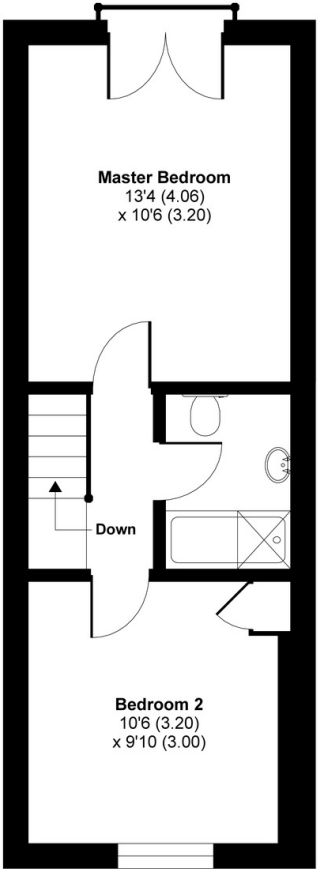


Approximate Area = 672 sq ft / 62.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		69
(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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 715395



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

