



Standhill Close

Hitchin,
Hertfordshire, SG4 9BW
Guide Price £835,000

COUNTRY PROPERTIES
PART OF HUNTERS

We are delighted to present this superb four bedroom detached family home which is located in one of Hitchin's most sought after and rarely available cul-de-sacs. The property is not only situated within walking distance to Hitchin's historic town centre, it also features the highly sought after SG4 9 postcode and is within half a mile of both Hitchin Boys and Girls schools.

This home offers wonderfully well balanced accommodation throughout which is arranged evenly over two floors. On entering the property you are immediately greeted with a bright and airy entrance hall which flows through to the open living and dining room via double doors. The living area offers access to the rear garden via sliding patio doors which in turn allows plenty of light to enter. The kitchen is to the front of the property and has plenty of work and storage units as well as ample space for a breakfast table. This floor is then finished off with an additional reception room/study, ideal for home working and a downstairs cloakroom. Upstairs, offers four bedrooms off a generous landing. The principal bedroom is to the rear and comes with a three piece suite ensuite. There are three further bedrooms, a three piece family bathroom suite and useful airing cupboard.

The property resides on a wide private plot. To the side of the property is a double garage and driveway offering ample offroad parking. The front gardens are well maintained offering a variety of shrubs and plants. The rear garden is mainly laid to lawn with a patio area coming out from the patio doors of the living room. The garden is enclosed with mature trees and hedging as well as a greenhouse. There is also a useful side access giving access to both gardens and a personal door into the garage.

Hitchin is a charming 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.

- Highly sought after cul-de-sac in the SG4 9 Postcode area
- Separate reception rooms and additional study
- Enclosed rear garden with side access
- 0.9 miles, 17 min walk to Hitchin train station (as per Google maps)
- 0.5 miles, 9 min walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN







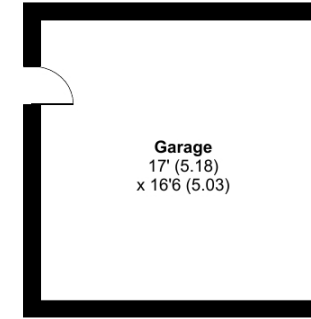
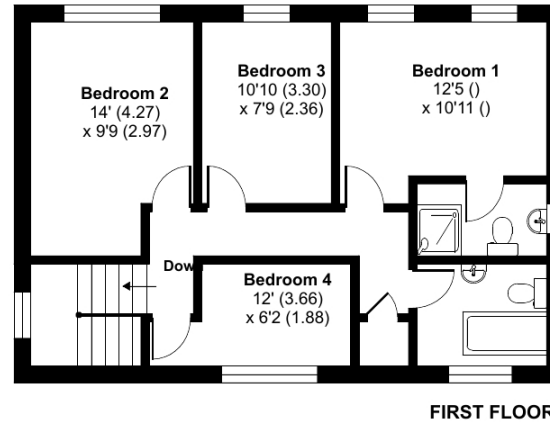
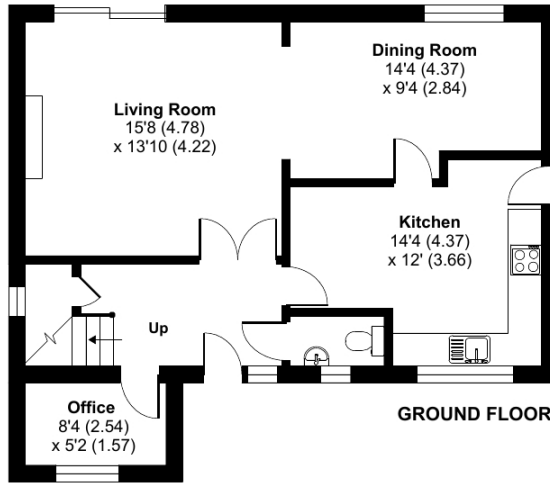
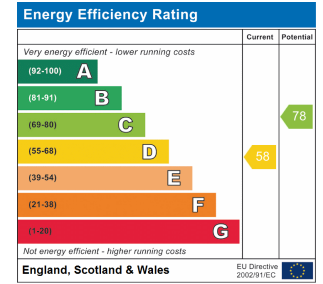


Approximate Area = 1349 sq ft / 125.3 sq m

Garage = 280 sq ft / 26 sq m

Total = 1629 sq ft / 151.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1030207



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

PART OF ~~H~~HUNTERS®
