



# Kingswood Avenue

Hitchin,  
Hertfordshire, SG4 0PA  
**Guide Price £630,000**

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properties



This fabulous three bedroom semi-detached house occupies a wonderful plot and provides breathtaking views across open countryside. The current owners have completely transformed this property making it an ideal family home.

The accommodation commences on the ground floor with a generous hallway offering stairs to the first floor, under stairs and storage cupboard. The front living room offers a feature fireplace and picture window showing off the views. This in turn leads through to the open kitchen/dining room with ample work space and access to the utility room and downstairs shower room. Off the back of the dinning area is a lovely garden room with bi-fold doors leading out to the rear garden. On the first floor are three bedrooms and a three piece family bathroom suite.

Outside to the front of the property is a lawn garden with shrubs and picket fence. There is a large generous driveway providing off road parking for ample cars. To the rear of the property is an amazing rear garden which is enclosed by timber fencing. There is a decked patio area, variety of seating areas, summer house and sheds. The majority of the garden is laid to lawn and provides a fabulous outside retreat.

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.

- Three bedroom semi-detached family home
- Amazing plot and wonderful gardens
- Beautiful far reaching countryside views to the front of the property
- Separate reception rooms and lovely garden room
- Family bathroom and downstairs shower room
- 1.1 mile, 25 mins walk to Hitchin train station (as per Google Maps)
- 1.7 mile, 39 mins walk to Hitchin town centre (as per Google Maps)













Approximate Gross Internal Area  
 Ground Floor = 67.3 sq m / 724 sq ft  
 First Floor = 41.3 sq m / 444 sq ft  
 Outbuilding = 12.0 sq m / 129 sq ft  
 Total = 120.6 sq m / 1,297 sq ft

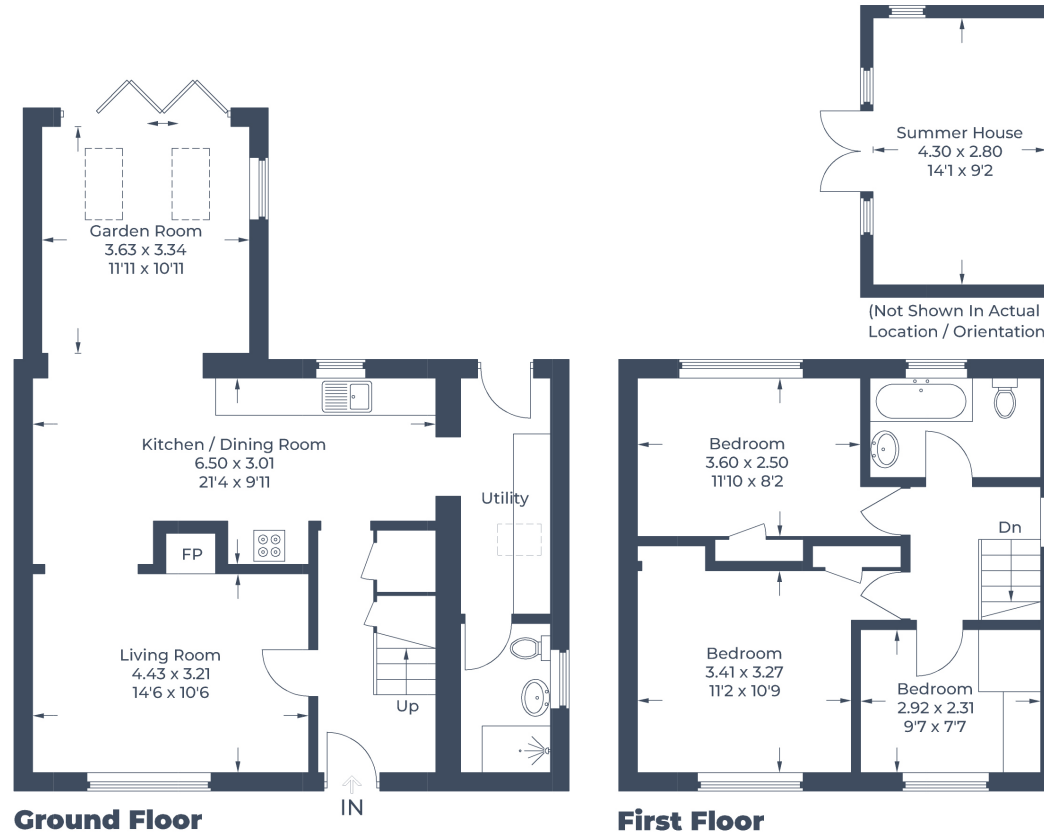


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	90	92
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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

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