



Millard Way

Hitchin,  
Hertfordshire, SG4 0QE  
Guide Price £995,000

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properties



An attractive 5 bed detached family home located in the popular Rosehill area of Hitchin.

This fine family home has been significantly extended by the current owners and offers versatile and well-balanced accommodation spaciouly arranged over two floors. The ground floor features a charming bay fronted living room with feature fireplace, an extended family room opening on the garden, also with a feature fireplace and a separate kitchen / dining room benefiting a pantry. Concluding the ground floor is a useful shower room with W.C.

The five bedrooms are all located on the first floor with the principle bedroom enjoying its own en-suite shower room and vaulted ceiling. The remaining four bedroom as all served by a four piece family bathroom.

The property sits on a generous plot and enjoys a wonderful South Westerly facing mature rear garden with an expanse of lawn and various well stocked flower beds and mature trees. To the front is a driveway providing off road parking and garage.

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.

- Five bedroom extended detached family home
- Two reception rooms
- Principle bedroom with en-suite
- Driveway and garage
- South West facing rear garden
- No onward chain
- 0.9 miles, 20 min walk to Hitchin train station (as per Google Maps)
- 1.4 miles, 31 mins walk to Hitchin town centre (as per Google Maps)





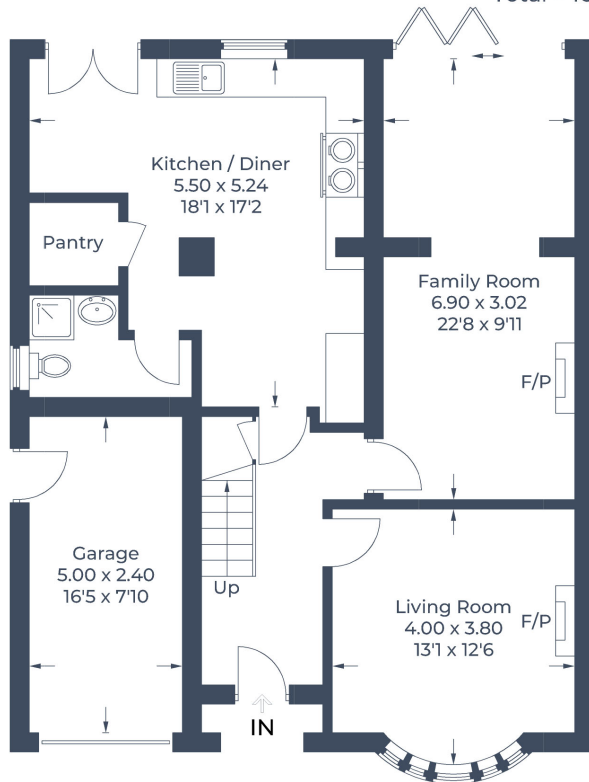




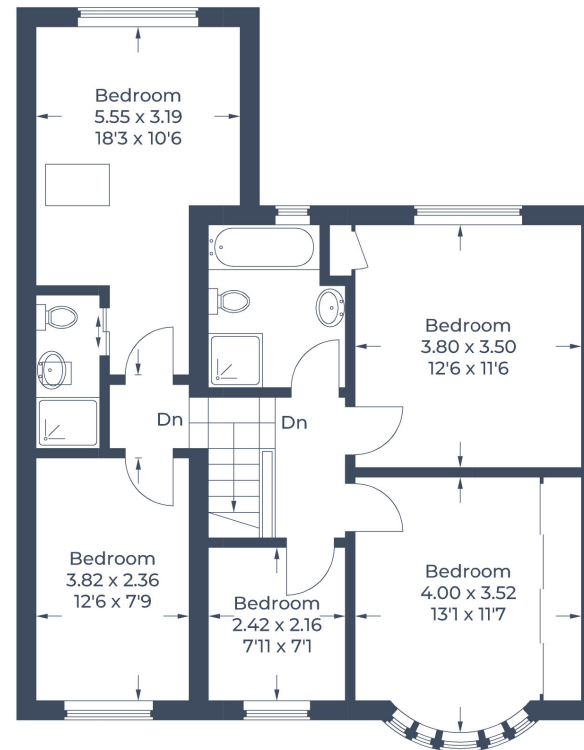




Approximate Gross Internal Area  
 Ground Floor = 76.0 sq m / 818 sq ft  
 First Floor = 74.4 sq m / 801 sq ft  
 Garage = 12.0 sq m / 129 sq ft  
 Total = 162.4 sq m / 1,748 sq ft



**Ground Floor**



**First Floor**

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+)	<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		

78

63

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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