



# Harkness Way

Hitchin,  
Hertfordshire, SG4 0QJ  
Guide Price £725,000

country  
properties

An extended and spacious four bedroom semi detached family home offered in great condition throughout and set within the highly sought after Rosehill area of Hitchin. The property is situated within walking distance of local schools, Hitchin's mainline train station and local amenities.

Ground floor accommodation includes an entrance hall, lounge with bay window which is open plan onto additional reception room, downstairs WC, Kitchen/breakfast room with fitted appliances and ample storage and separate dining room. The downstairs also benefits from a large utility space and an extended garage.

To the first floor is a rear aspect primary bedroom with vaulted ceiling and underfloor heating, dressing area and en-suite shower room. There are two further double bedrooms and a main family bathroom. The extension into the loft offers an additional double bedroom with fitted storage space.

To the outside is a southerly facing rear garden mainly laid to lawn and with a patio space. Within the garden is a self contained office space/bar with bi-folding doors, insulation, electrical breaker and hardwired fibre network connectivity. To the front is driveway parking for several vehicles.

The property benefits from air conditioning, gas central heating, external electric and external hot and cold taps.

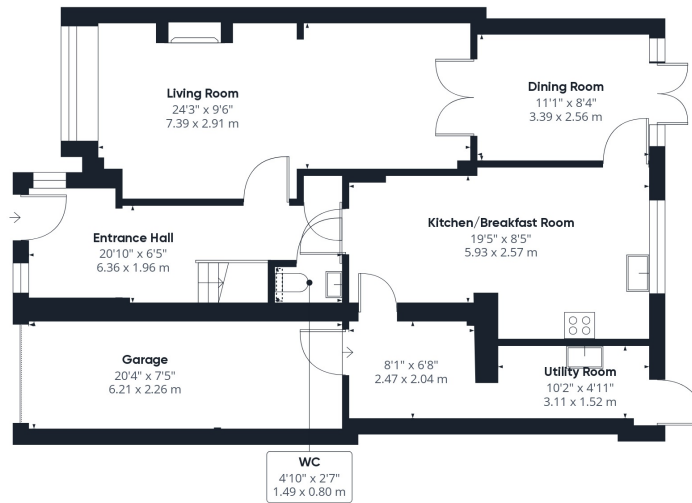
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide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

- Extended four bedroom family home
- Primary suite with dressing room and en-suite
- Great condition throughout
- Three reception rooms
- Self contained office/bar in garden
- Southerly facing rear garden
- Driveway and extended garage
- Benefits from air conditioning and external hot and cold taps.
- 1.4 mile, 27 min walk to Hitchin town centre (as per Google maps)
- 0.9 mile, 18 mins walk to Hitchin mainline train station (as per Google Maps)

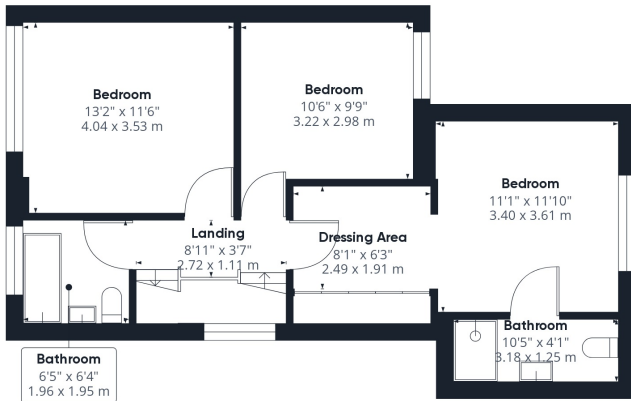




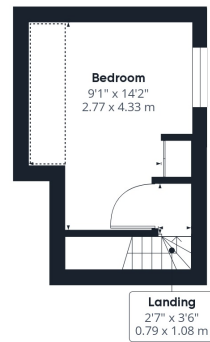




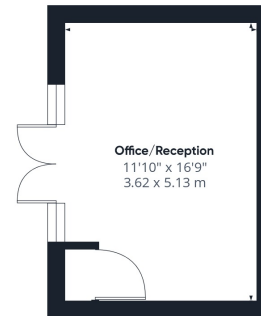
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

**Approximate total area<sup>10</sup>**

1791.34 ft<sup>2</sup>  
166.42 m<sup>2</sup>

**Reduced headroom**

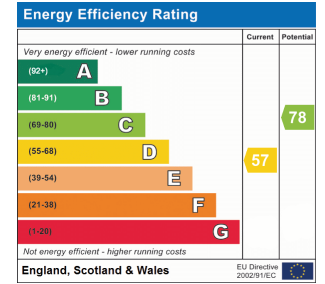
1.25 ft<sup>2</sup>  
0.12 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

## Viewing by appointment only

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