



# Cambridge Road

Hitchin,  
Hertfordshire, SG4 0JH  
Guide Price £350,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A beautiful two bedroom cottage ideally located within a short walk to Hitchin mainline station and local amenities.

The property is presented in superb condition throughout and offers a contemporary feel whilst maintaining period features. This delightful two bedroom cottage offers well balanced accommodation spaciouly arranged over two floors. The ground floor has a charming fitted kitchen opening onto the rear garden, separate reception rooms of both a living room and dining/family room. The two bedrooms are located on the first floor with an ensuite to the principal bedroom and a family bathroom. Outside the rear garden is enclosed by fencing and access gate, this is mainly laid to lawn and offers a patio area.

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.

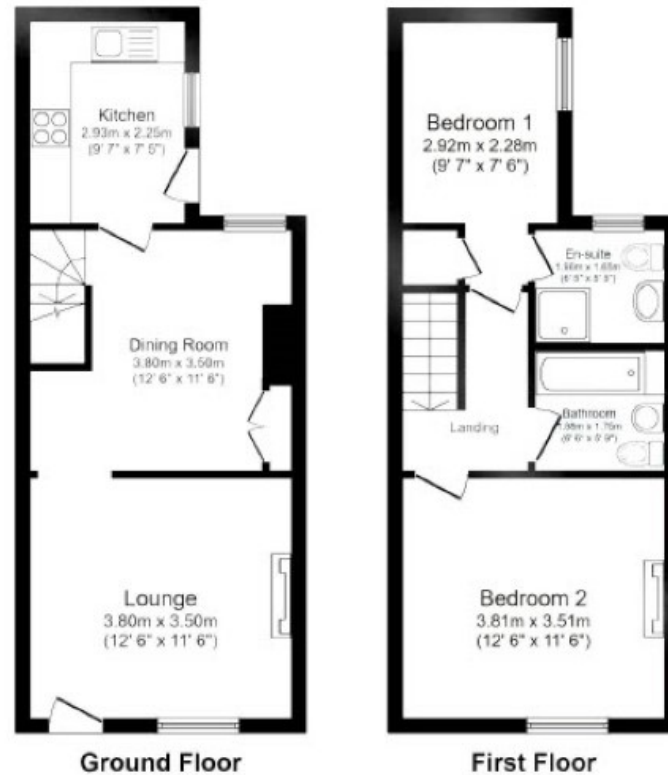
- A beautiful two bedroom Victorian cottage
- Exceptionally presented with period features and a contemporary feel
- Separate reception rooms including living and family dining area
- Ensuite to principal bedroom
- Good size and enclosed rear garden
- 0.5 mile, 11mins walk form Hitchin mainline railway station (as per Google Maps)
- 1.1 mile, 25 mins walk to Hitchin Town Centre (as per Google Maps)











Total Floor Area 727 sq.ft (67.6 sq.m)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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