



Whinbush Road

Hitchin,
Hertfordshire, SG5 1PZ
Guide Price £475,000

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A beautiful two bedroom, two bathroom characterful cottage located in an ultra-convenient town centre location, also providing easy access to the train station.

This charming home has well balanced and versatile accommodation arranged over two floors. The ground floor features a bay fronted dining room opening into a living room, both with exposed floor boards and into a well appointed fitted kitchen. The two double bedrooms are located on the first floor, both with their own en-suites. Further benefits include the loft space currently being used as a home office, double glazing, a delightful and private rear garden with a detached home office at the rear.

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.

- Period Cottage
- Town centre location
- Two double bedrooms both with en-suites
- Converted loft space used as home office
- Additional detached home office to the rear garden
- 0.5 mile, 11 mins walk to Hitchin mainline train station (as per Google maps)
- 0.5 mile, 11 mins walk to Hitchin town centre (as per Google Maps)





Approximate Gross Internal Area
 Ground Floor = 33.7 sq m / 363 sq ft
 First Floor = 35.3 sq m / 380 sq ft
 Loft = 14.1 sq m / 152 sq ft
 Store = 7.6 sq m / 82 sq ft
 Total = 90.7 sq m / 977 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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