



Bearton Green

Hitchin,
Hertfordshire, SG5 1UG
Guide Price £725,000

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Discover this charming three-bedroom extended semi-detached family home is perfectly positioned just 0.8 miles from the vibrant Hitchin town centre in a sought after cul de sac location. Situated in a friendly neighbourhood, this property is an ideal choice for families and professionals seeking easy access to local amenities while enjoying a quiet residential setting.

To the ground floor is open plan living/dining room that provides ample space for relaxing and entertaining. Whether you're hosting family gatherings or enjoying a quiet evening, these versatile living areas can be adapted to suit your lifestyle. The abundance of natural light highlights the warm and inviting atmosphere throughout the home. The well-appointed extended kitchen offers a functional layout with plenty of storage and workspace. A modern fitted shower room, study and utility store completes the downstairs accommodation.

Upstairs, you'll find two double bedrooms and a single designed to accommodate family members, guests, or even a home office setup. All bedrooms are served by the family bathroom.

Externally, the private rear garden offers a peaceful outdoor retreat, ideal for children's playtime, gardening enthusiasts, or simply unwinding after a long day. To the front is an additional garden and driveway parking.

Commuters will appreciate the property's excellent location, just 1.2 miles from Hitchin train station, a manageable 25-minute walk, making travel to London and surrounding areas straightforward and stress-free. With excellent transport links combined with the charming local community, this home presents a wonderful opportunity for those looking to settle in the sought-after area of Hitchin.

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 King's Cross and Cambridge.

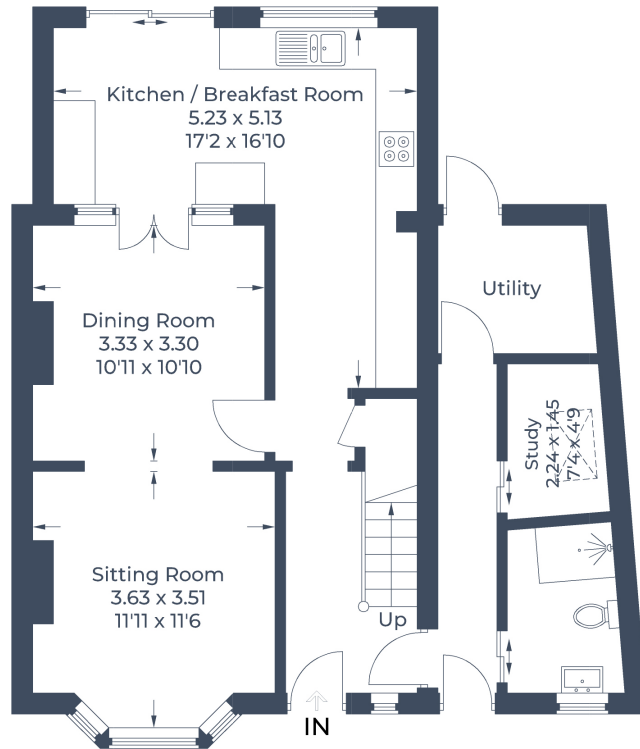
- Extended semi detached family home
- Three bedrooms
- Two bathrooms
- Desirable cul de sac location
- Driveway parking
- Front and rear gardens
- 1.2 miles, 25 min walk to Hitchin train station (as per Google Maps)
- 0.8 miles, 15 min walk to Hitchin town centre (as per Google Maps)



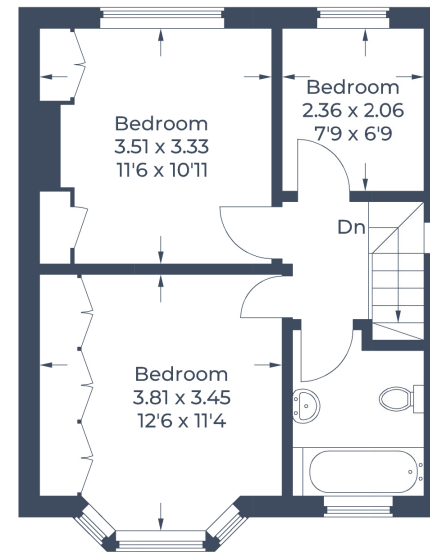




Approximate Gross Internal Area
Ground Floor = 72.4 sq m / 779 sq ft
First Floor = 38.4 sq m / 413 sq ft
Total = 110.8 sq m / 1,192 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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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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