

A two-story brick house with a light green extension. The house has a brown tiled roof with a chimney. The extension has a wooden door and a large window. The driveway is covered in gravel. The sky is blue with some clouds.

# Halsey Drive

Hitchin,  
Hertfordshire, SG4 9PZ  
Guide Price £600,000

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This attractive and thoughtfully extended detached property, offers generous accommodation and a layout ideal for family living. Situated in a popular residential area of Hitchin, this home provides a welcoming feel from the moment you arrive.

The ground floor features an entrance hall leading into a spacious open plan living and dining room. The well arranged kitchen sits just off the dining space, while a convenient downstairs shower room completes the ground floor layout. Upstairs, the property offers two comfortable double bedrooms, a well proportioned single bedroom and a family bathroom.

Outside, the rear garden provides a pleasant and private outdoor space, including a decked area ideal for outdoor dining or relaxing in the warmer months. A single garage sits to the side, offering useful storage or parking options. To the front, the property benefits from driveway parking.

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.

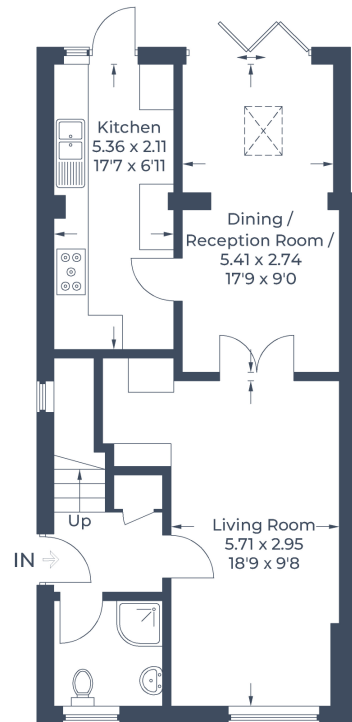
- Extended detached family home
- Three bedrooms
- Two bathrooms
- Rear garden
- Single garage and driveway
- 1 mile, 22 mins walk to Hitchin town centre (as per Google Maps)
- 0.7 mile, 14 min walk to Hitchin train station (as per Google Maps)



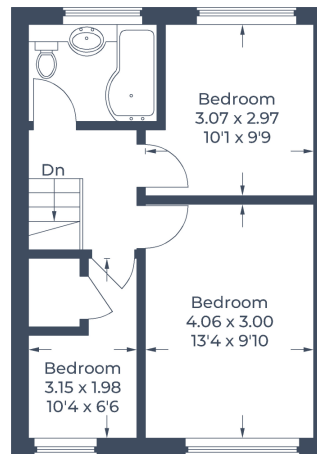




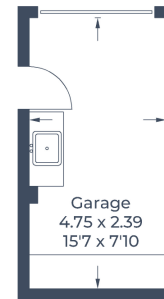
Approximate Gross Internal Area  
 Ground Floor = 56.6 sq m / 609 sq ft  
 First Floor = 36.2 sq m / 390 sq ft  
 Garage = 11.4 sq m / 123 sq ft  
 Total = 104.2 sq m / 1,122 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(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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