



Bedford Road

Hitchin,
Hertfordshire, SG5 2UD
£725,000

COUNTRY PROPERTIES
PART OF HUNTERS

This superb three bedroom detached property is ideally and conveniently located within good proximity of the town centre, train station and local amenities. The property is well balanced and offers a wonderful rear garden and has plenty of potential to extend (stpp) or modernise to create the perfect family home.

The accommodation commences with the entrance hallway. From here the property opens up with two reception rooms, the living room with a feature fireplace. To the rear of the property is the kitchen with side access out to the rear garden. On the first floor there are three bedrooms and a family bathroom. There is also a storage cupboard off of the landing.

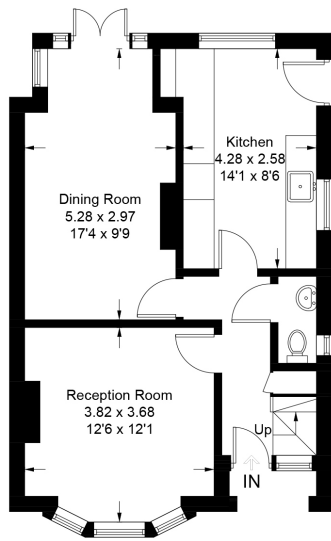
The front of the property is enclosed by shrubbery with a gravel driveway providing off road parking. The rear garden is enclosed and mainly laid to lawn with an array of shrubs and flowered borders.

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.

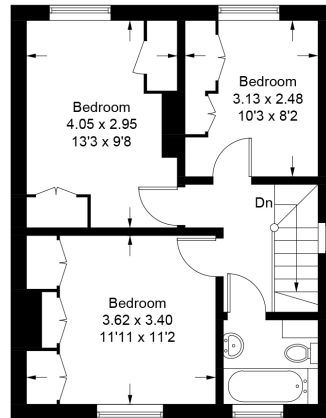
- A three bedroom family home
- Two reception rooms and feature fireplace
- A well maintained rear garden
- Off road parking on driveway
- 0.7 mile, 14 min walk to Hitchin town centre (as per Google Maps)
- 1.2 mile, 25 mins walk to Hitchin mainline train station (as per Google Maps)



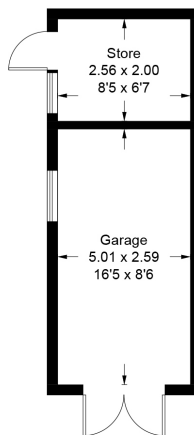




Ground Floor



First Floor

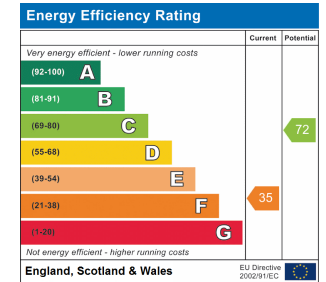


(Not Shown In Actual Location / Orientation)



68 Bedford Road

Approximate Gross Internal Area
 91.9 sq m / 989 sq ft
 Garage / Store
 18.6 sq m / 200 sq ft
 Total = 110.5 sq m / 1189 sq ft



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. (ID881192)

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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

