



St Johns Path

Hitchin,
Hertfordshire, SG4 9DA
Guide Price £450,000

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This charming semi-detached cottage is perfectly positioned just a short walk from the heart of Hitchin, offering a delightful blend of character features and modern living.

Upon entering, you're welcomed by an entrance hall providing access into two separate reception rooms. The living room is a cosy retreat, featuring a lovely bay window that floods the space with natural light.

Adjacent to the living room is a spacious dining room, ideal for entertaining or enjoying family meals. The modern fitted kitchen is well equipped with contemporary units and stylish finishes, making it a practical and attractive space.

Upstairs, the property boasts two generous double bedrooms, both offering ample space and comfort. The modern family bathroom is tastefully designed, providing a relaxing environment with quality fixtures and four piece suite.

Outside, the cottage benefits from a private rear garden, perfect for unwinding or alfresco dining. The front garden space adds to the home's curb appeal and provides a welcoming entrance.

Located close to Hitchin's bustling town centre, this property offers easy access to local shops, cafes, schools, and transport links, making it an ideal home for professionals, small families, or downsizers seeking convenience and charm.

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.

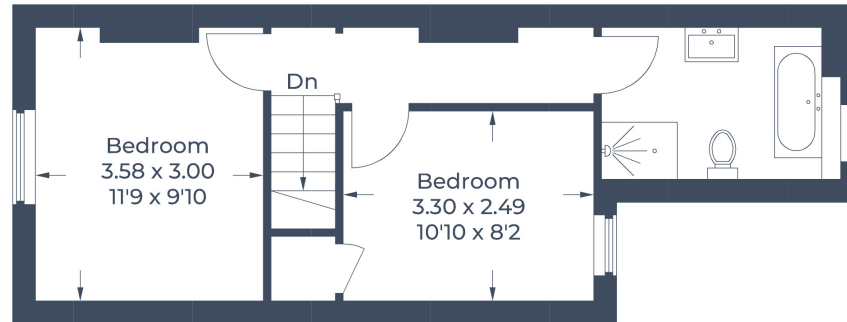
- Two bedroom semi-detached cottage
- Character features throughout
- Modern fitted kitchen and bathroom
- Front and rear gardens
- 0.5 mile, 10 min walk to Hitchin town centre (as per Google Maps)
- 1.1 mile, 21 mins walk to Hitchin mainline train station (as per Google Maps)



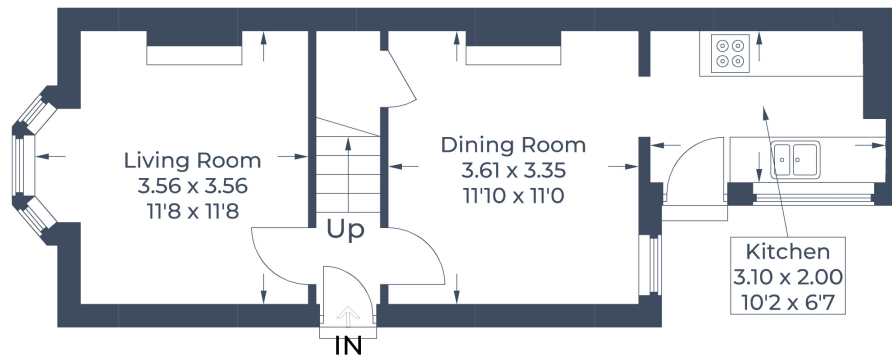




Approximate Gross Internal Area
 Ground Floor = 33.8 sq m / 364 sq ft
 First Floor = 33.0 sq m / 355 sq ft
 Total = 66.8 sq m / 719 sq ft



First Floor



Ground Floor

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		79
(55-68)	D	62	
(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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