



Approximate Gross Internal Area
Ground Floor = 85.8 sq m / 923 sq ft
First Floor = 48.8 sq m / 525 sq ft
Total = 134.6 sq m / 1,448 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.
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Step into the pages of the idyllic novel of Home Sweet Home with this charming detached house located in the picturesque town of Hitchin.

Enter through the extended, open plan kitchen/living space complete with bifold doors that welcome in the natural light and lead to the enclosed garden, perfect for enjoying a cup of tea on a Sunday afternoon.

This well-appointed property boasts a study for peaceful productivity and a versatile family room/bedroom 5 to cater to every need. With a driveway for two cars and situated in a quiet Cul De Sac in the esteemed SG4 9.. postcode, convenience and elegance blend seamlessly in this abode.

Immersed in tranquility, the property offers easy access to the town centre and A1 motorway, making daily commutes a breeze. Outstanding schools such as Hitchin Girls and the primary school at St. Ippolyts enrich the educational landscape, making this residence ideal for families.

With 4 bedrooms and 2 bathrooms spread across 1500 square feet of living space, this excellent property presents an opportunity to create your own chapter of domestic bliss. Don't miss the



- Four Bedroom Family Home
- SG4 9 Postcode
- Excellent School Catchment
- Cul de Sac Location
- Extended and Improved
- Open Plan Kitchen/Living Room
- Bi-Fold Doors to Garden
- Enclosed Garden