



Talisman Street

Hitchin,
Hertfordshire, SG4 0EZ
Guide Price £475,000

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Located on a residential cul-de-sac, this family home is a well proportioned three bedroom end terrace property offering practical living space and excellent convenience. This property is ideal for buyers looking for a low maintenance home in a well connected area.

The ground floor features a spacious dining room at the front of the house leading through to the living area with a door onto the rear garden. The separate kitchen is positioned to the front of the property. There's also a useful study and W.C.

Upstairs, the property offers two generous double bedrooms and a third single bedroom with the principle bedroom benefitting from an en-suite shower room. The family bathroom is fitted with a W.C, wash hand basin and bath with shower attachment.

Outside, the rear garden is fully enclosed and includes a patio and lawn area, ideal for children, pets, or outdoor dining. Being an end terrace, the property benefits from side access, and there is driveway parking to the front

Talisman Street is a cul-de-sac location with no through traffic, offering a more private setting while still being close to local amenities. Hitchin's town centre, with its wide range of shops, cafés, and restaurants, is within easy reach. The property is also well-placed for access to Hitchin train station, with direct services to London King's Cross, and is convenient for the A1(M) and M1

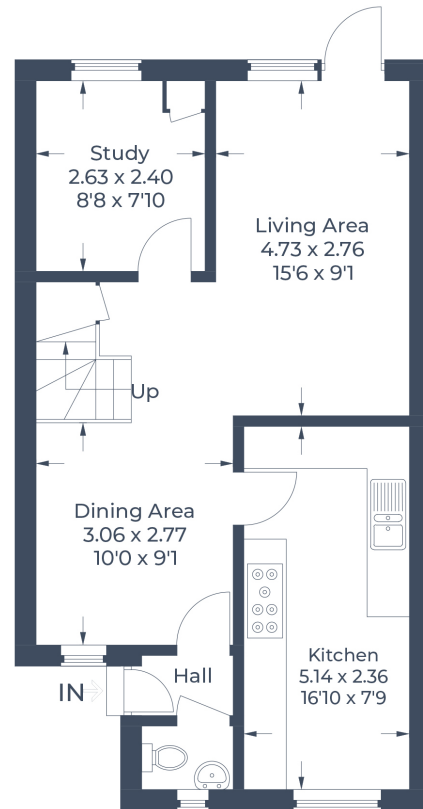
- End of terrace family home
- Three generous bedrooms
- Principle bedroom with en-suite shower room
- Spacious open plan living/dining space
- Separate study
- Driveway providing off road parking
- 1.3 miles, 30 mins walk to Hitchin town centre (as per Google Maps)
- 1.1 mile, 21 min walk to Hitchin train station (as per Google Maps)



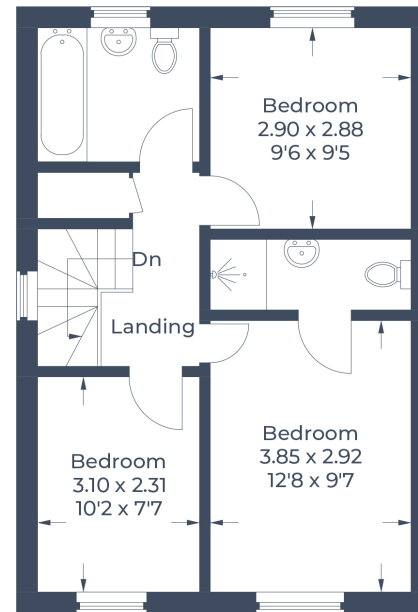




Approximate Gross Internal Area
 Ground Floor = 50.4 sq m / 542 sq ft
 First Floor = 42.4 sq m / 456 sq ft
 Total = 92.8 sq m / 998 sq ft



Ground Floor



First 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		85
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(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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