



West Hill

Hitchin,
Hertfordshire, SG5 2HX
Guide Price £825,000

COUNTRY PROPERTIES
PART OF HUNTERS

A wonderful three bedroom 1930's semi-detached family home that occupies a generous plot of 0.12 of an acre. Located on one of Hitchin's highest regarded roads and within walking distance of the town centre, local amenities and the mainline railway station.

This home offers wonderfully light and well balanced accommodation arranged over two floors. The front entrance leads through to the hallway. The ground floor comprises a front reception room with a feature bay window, rear lounge and generous extended kitchen/diner. This floor is completed with a downstairs cloakroom and under stairs storage. Upstairs, there is a light and airy principal bedroom featuring built-in wardrobes and bay window, two further bedrooms and a family bathroom.

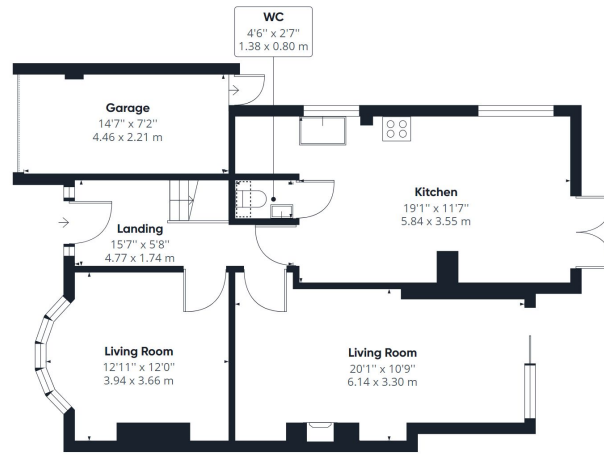
Outside the rear garden is of fantastic size. There is a large patio area which leads out to the lawn area which is enclosed by mature trees and timber and fence hedges. At the start of the garden is a pond which houses multiple carp. To the rear is a purpose built studio which power and light and this could easily be converted into a home office. The front of the property offers a driveway providing off road parking and leads to the garage. There is a front lawn and pathway leading to the front door.

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 cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

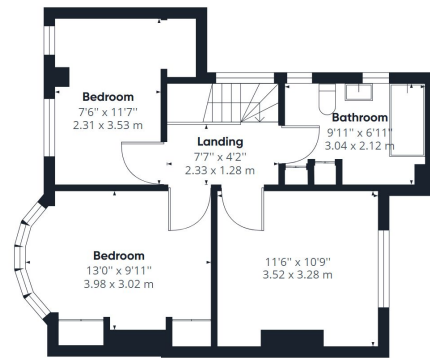
- A wonderful extended 1930's three bedroom semi-detached family home
- Highly sought-after location in West Hitchin ideally situated to local amenities
- Separate reception room and kitchen/diner
- Generous plot with large mature garden and purpose built studio
- 1.3 mile, 28 mins walk to Hitchin mainline train station (as per Google Maps)
- 0.6 mile, 13 mins walk to Hitchin town centre (as per Google Maps)







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1254.62 ft²
116.56 m²

Reduced headroom

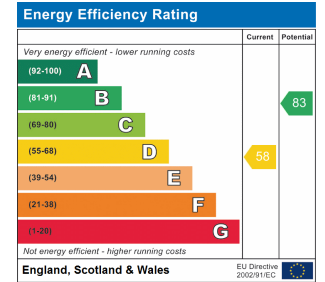
2.77 ft²
0.26 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

