



Mountjoy

Hitchin,
Hertfordshire, SG4 0PS
Guide Price £525,000

COUNTRY PROPERTIES
PART OF HUNTERS

A beautifully presented three bedroom semi-detached family home located in a highly sought after area of east Hitchin. The property is situated within walking distance of Hitchin's historic town centre, mainline train station and only a few minutes stroll from open countryside.

This home offers wonderfully light, stylish and well balanced accommodation throughout arranged over two floors. The accommodation commences with a welcoming entrance hall, which leads to the main living areas of the house. The ground floor features a bright living room with a walk-in bay window and feature fireplace housing a multi fuel burner. This in turn leads through to the hub of the house which is a wonderful open plan contemporary kitchen and dining room with doors leading out to the rear garden. To the side of the kitchen is a brilliant multi-purpose room which also provides access to both front and rear gardens.

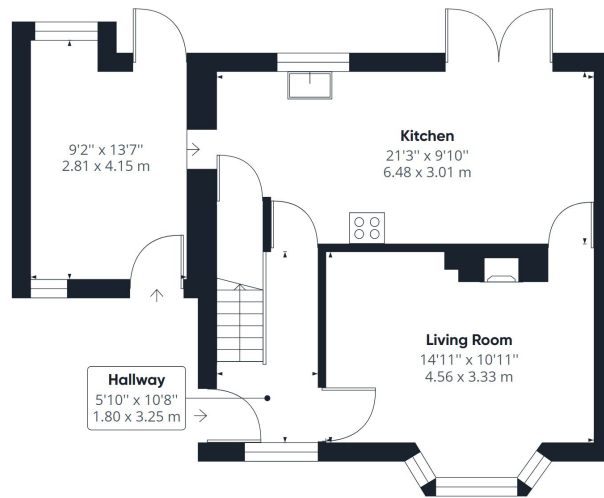
Upstairs, offers a generous landing leading to a light and airy principle bedroom with large windows giving plenty of light and far reaching views over Hitchin. There are two further bedrooms and a family bathroom. The property resides on a generous plot of 0.08 of an acre with a generous garden bordered by mature trees. To the front is a lawned area and steps rising 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 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.

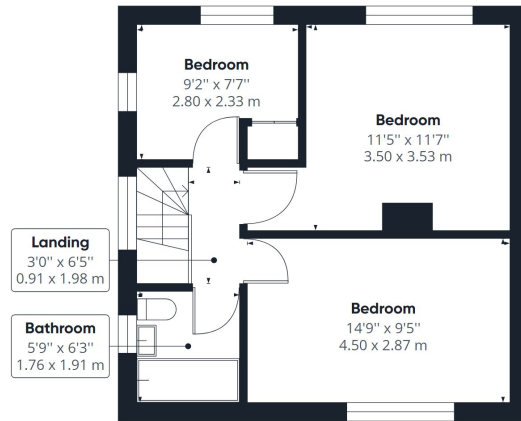
- A three bedroom family home
- Sought after area of Hitchin
- Within walking distance to town centre and train station
- Living area with Bay window and Multi-fuel burner
- Modern open plan kitchen and dining area
- Great views over Hitchin
- 0.9 miles, 17 min walk to Hitchin train station (as per Google maps)
- 1.4 miles, 27 mins walk to Hitchin town centre (as per Google maps)







Floor 0



Floor 1

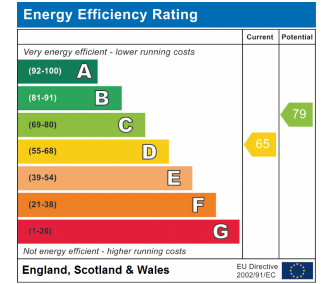
Approximate total area⁽¹⁾

1001.07 ft²
93.00 m²

(1) Excluding balconies and terraces

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

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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

