



# Gainsford Crescent

Hitchin,  
Hertfordshire, SG4 0QG  
Guide Price £575,000

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A spacious and thoughtfully extended three bedroom semi-detached family home, perfectly positioned in a quiet and desirable part of Hitchin. This well maintained property offers generous living space and a flexible layout, ideal for modern family life.

The ground floor features three versatile reception rooms including a spacious dual aspect living/dining room, providing ample space for entertaining, relaxing, or working from home. A convenient downstairs W.C adds to the practicality of the layout.

Upstairs, you'll find three generously sized bedrooms, each filled with natural light and offering plenty of room for storage and comfort. The family bathroom is well appointed with W.C, wash hand basin and bath with shower.

Outside, the private rear garden offers a peaceful retreat. The property also benefits from off road parking and scope for further development, subject to planning permission.

Located within easy reach of Hitchin's vibrant town centre, excellent schools, and transport links, this property is a fantastic opportunity to secure a spacious and adaptable family home in a sought after location.

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.

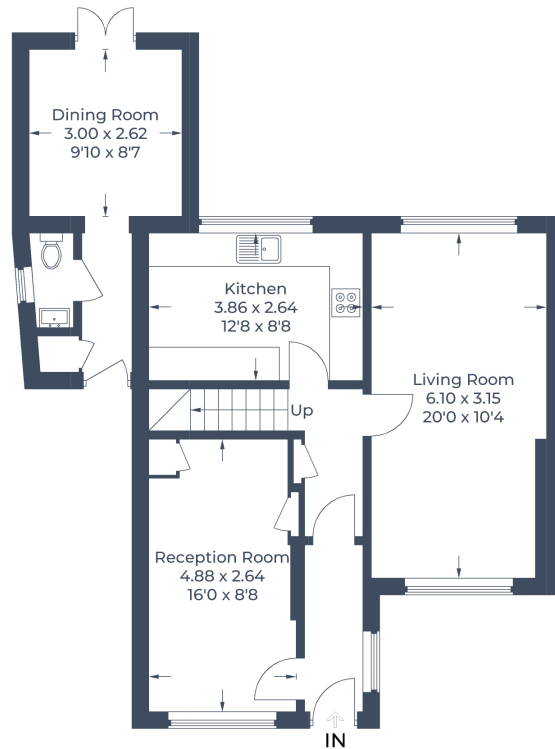
- Extended semi-detached family home
- Three generous bedrooms
- Three reception rooms
- Versatile accommodation throughout
- Driveway parking
- 1.0 mile, 22 mins walk to Hitchin mainline train station (as per Google Maps)
- 1.5 miles, 30 mins walk to Hitchin town centre (as per Google Maps)



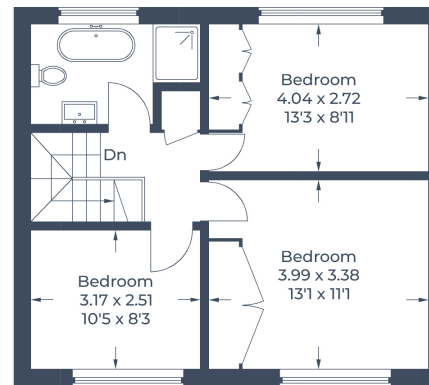




Approximate Gross Internal Area  
 Ground Floor = 53.7 sq m / 578 sq ft  
 First Floor = 44.3 sq m / 477 sq ft  
 Outbuilding = 13.5 sq m / 145 sq ft  
 Total = 111.5 sq m / 1,200 sq ft



**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+)                                       | <b>A</b> |                         |
| (81-91)                                     | <b>B</b> |                         |
| (69-80)                                     | <b>C</b> |                         |
| (55-68)                                     | <b>D</b> |                         |
| (39-54)                                     | <b>E</b> |                         |
| (21-38)                                     | <b>F</b> |                         |
| (1-20)                                      | <b>G</b> |                         |
| Not energy efficient - higher running costs |          |                         |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |
|                                             |          | 76                      |
|                                             |          | 47                      |

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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