



# St Johns Road

Hitchin,  
Hertfordshire, SG4 9JP  
Guide Price £295,000

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properties

A characterful one bedroom house offered to the market with no onward chain and benefiting from a private rear garden.

To the ground floor is an open plan living room/dining room including understairs storage and stairs to first floor. The separate modern fitted kitchen includes integrated appliances and has a patio door leading to the rear garden. Upstairs is a large double bedroom with bay window and a bathroom including WC, wash hand basin and bath with shower attachment.

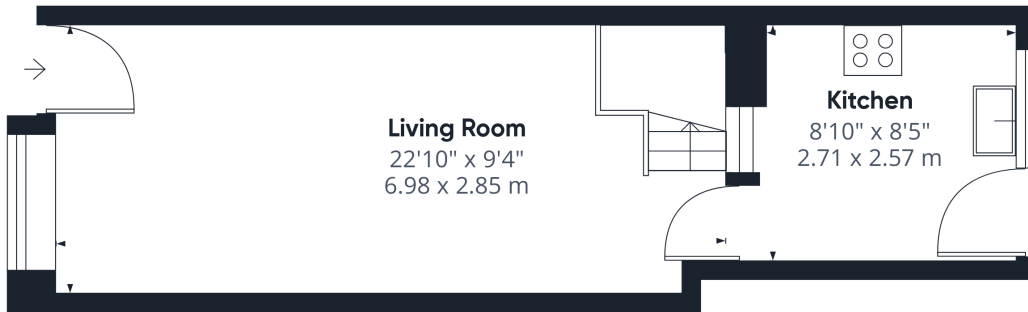
To the outside is a South facing, private, enclosed rear garden, front garden and on road parking available.

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.

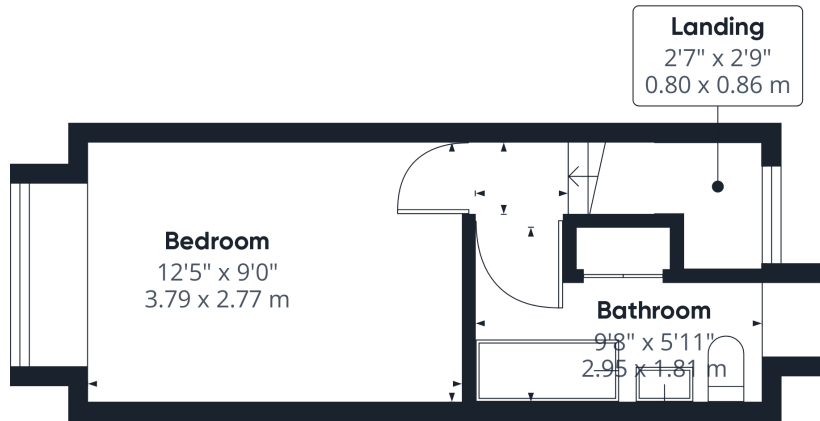
- One bedroom end terrace house No onward chain
- Large double bedroom
- Private South facing rear garden
- No onward chain
- 10 mins walk, 0.5 miles to Hitchin town centre (as per Google maps)
- 17 mins walk, 0.8 miles to Hitchin train station (as per Google maps)







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

484.38 ft<sup>2</sup>

45 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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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

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