



Clare Gardens
Hitchin,
Hertfordshire, SG4 9SQ
Guide Price £475,000

COUNTRY PROPERTIES
PART OF HUNTERS

A modern two bedroom terraced house situated in an exclusive private development 0.2 miles from Hitchin Town Centre.

Accommodation on the ground floor includes entrance hall, WC, kitchen with integrated appliances, and spacious and bright living/dining room with double doors leading onto the south west facing private garden. To the first floor is a hallway, two double bedrooms and bathroom including WC, wash hand basin and bath shower.

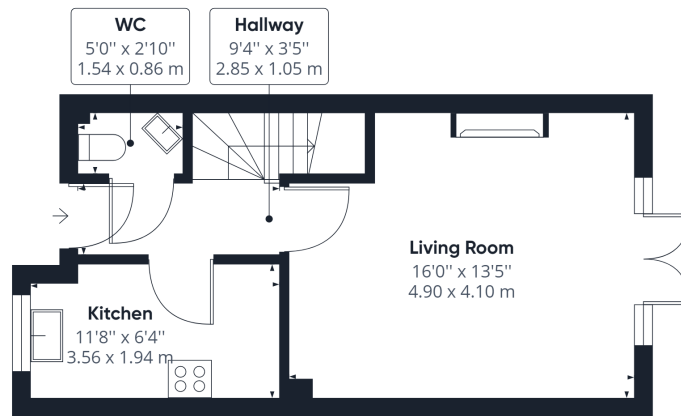
Outside are well manicured communal grounds within the private road. The property benefits from an allocated parking space and have visitors spaces available.

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.

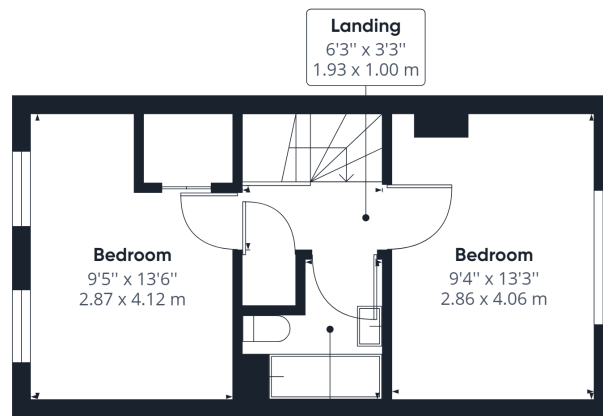
- Two bedroom house
- Exclusive private development
- South west facing rear garden
- Allocated and Visitors parking
- 17 mins walk, 0.8 miles from Hitchin town centre (as per Google maps)
- 10 mins walk, 0.4 miles from Hitchin train station (as per Google maps)







Floor 0



Floor 1

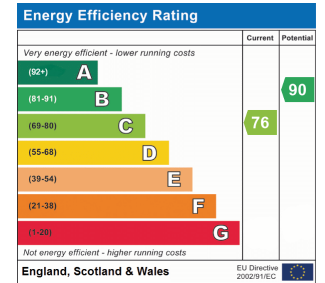
Approximate total area⁽¹⁾

653.61 ft²
60.72 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

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