



Blackhorse Lane

Hitchin,
Hertfordshire, SG4 9EE
Guide Price £460,000

country
properties

A modern and stylish two-bedroom semi-detached bungalow, perfectly positioned in South Hitchin. The property offers contemporary open-plan living, a private garden, and the added benefit of two allocated parking spaces to the front. It is also available with no onward chain.

Tucked away just off the highly sought-after Blackhorse Lane, the heart of the home is a bright and spacious open-plan kitchen, dining and living area. The kitchen is well equipped with a tall fridge and freezer, dishwasher, washing machine, hob, oven and extractor hood, all of which are included in the sale. The dining and living area benefits from excellent natural light and features sleek finishes, creating a seamless space for both everyday living and entertaining.

The bungalow features two well-proportioned bedrooms. The principal bedroom benefits from freestanding wardrobes, which are included in the sale, while the second bedroom includes French doors opening onto the garden. Both bedrooms are served by a modern family bathroom, comprising a WC, wash hand basin and a P-shaped Jacuzzi bath with shower. The property also benefits from an accessible loft, providing useful additional storage space.

Externally, the property is surrounded by a private, low-maintenance garden. The patio area provides a washing line, an outdoor storage unit and space for bikes or scooters, and is accessed via a secure, lockable side gate.

Blackhorse Lane is ideally situated for easy access to the A1(M) and Hitchin's vibrant town centre, renowned for its historic market square, boutique shops, and excellent restaurants. The mainline railway station is within walking distance and offers fast, direct services to London King's Cross and St Pancras, making this property an excellent choice for commuters and downsizers alike.

The property also sits within the catchment area of several well-regarded schools, including Whitehill Junior School (0.2 miles), Kingshott School (0.3 miles), Hitchin Girls' School (0.7 miles), Hitchin Boys' School (1.2 miles) and The Priory School (2.2 miles).

- Two bedroom semi-detached bungalow
- Modern Open Plan Living Space
- Private Low Maintenance Courtyard Garden
- Accessible loft providing additional storage
- Two allocated parking spaces to the front of the property
- No Onward Chain
- 1 miles, 22 mins walk to Hitchin town centre (as per Google maps)
- 1.2 miles, 27 min walk to Hitchin train station (as per Google maps)
- Within catchment of well-regarded local schools







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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

country
properties