



Alexandra Road

Hitchin,
Hertfordshire, SG5 1RB
Guide Price £685,000

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A charming semi detached four bedroom house full of character, nestled in a peaceful cul de sac surrounded by Ransoms Recreational Park.

To the ground floor is an entrance hall, living room with beautiful bay window and open fireplace, separate dining room, modern fitted kitchen, utility room with WC and spacious additional reception room with vaulted ceiling and double doors to the rear garden.

The first floor comprises three bedrooms, a newly fitted shower room and stairs to the second floor to a generous double bedroom and ensuite bathroom with access to a large eaves storage space.

To the outside is a private, enclosed rear garden mainly laid to lawn, gravel patio space, additional courtyard to the side access leading to the front with an additional garden space. There is residents permit 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.

- Extended four bedroom family home
- Cul de sac location
- Full of character
- Private rear garden
- Surrounded by green space
- 13 mins walk, 0.6 miles to Hitchin town centre (as per Google maps)
- 11 mins walk, 0.5 miles to Hitchin train station (as per Google maps)







Approximate Gross Internal Area (Excluding Eaves)

Ground Floor = 55.0 sq m / 592 sq ft

First Floor = 38.0 sq m / 409 sq ft

Second Floor = 20.7 sq m / 223 sq ft

Total = 113.7 sq m / 1,224 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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