



Talbot Street

Hitchin,
Hertfordshire, SG5 2QU
Guide Price £1,100,000

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This is a magnificent five-bedroom detached property nestled in the sought-after area of West Hitchin. This enchanting residence offers a harmonious blend of contemporary luxury and classic charm, making it the epitome of refined living.

Upon arrival, you are greeted by an imposing façade exuding elegance and character, set against the backdrop of a tranquil neighborhood. The property boasts ample parking space, including a private driveway and garage, ensuring convenience for multiple vehicles as well as the benefit of an electric charging point.

Step inside, and you're greeted by a wonderful entrance hall which sets the tone and for the interiors that await. The ground floor features a spacious living room bathed in natural light from the bay window, perfect for relaxing or entertaining guests. Adjoining this is the dining area, this leads to the heart of the home which is the generous kitchen, thoughtfully designed with modern appliances, sleek countertops, and ample storage space. A separate utility room offers additional convenience and leads to the downstairs cloakroom. This floor is concluded with the dual aspect family room.

Ascend the staircase to discover five generously proportioned bedrooms, each offering a serene retreat for rest and relaxation. Both the principal suite and the guest bedroom offers en-suite bathrooms, providing the ultimate in comfort and privacy. The floor is completed with three further bedrooms and the family bathroom.

Externally, the property features meticulously landscaped gardens, providing an idyllic backdrop for outdoor enjoyment and alfresco dining during the warmer months. Whether hosting garden parties or simply unwinding in the sunshine, the outdoor space offers a haven of tranquility.

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.

- A wonderful five bedroom detached family home
- Three reception rooms
- Two ensuites and a family bathroom
- Enclosed private rear garden
- 1.2 miles, 29 mins walk to Hitchin train station (as per Google Maps)
- 0.7 mile, 15mins Walk to Hitchin town Centre (as per Google Maps)



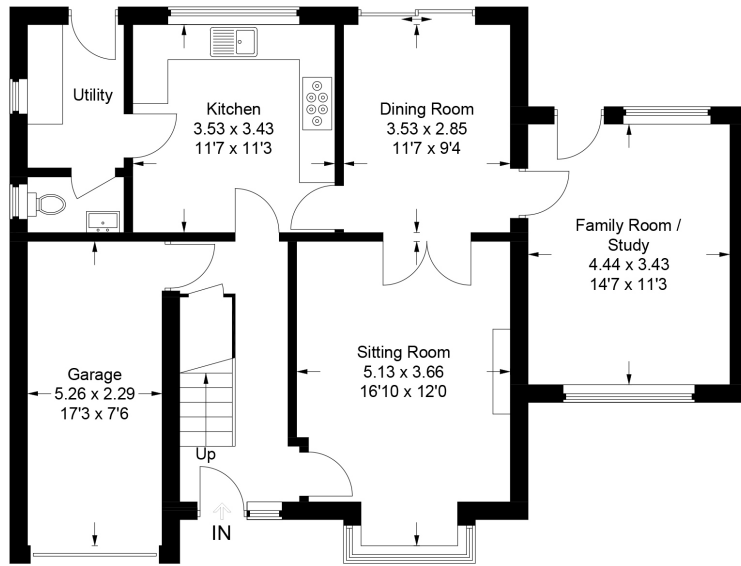




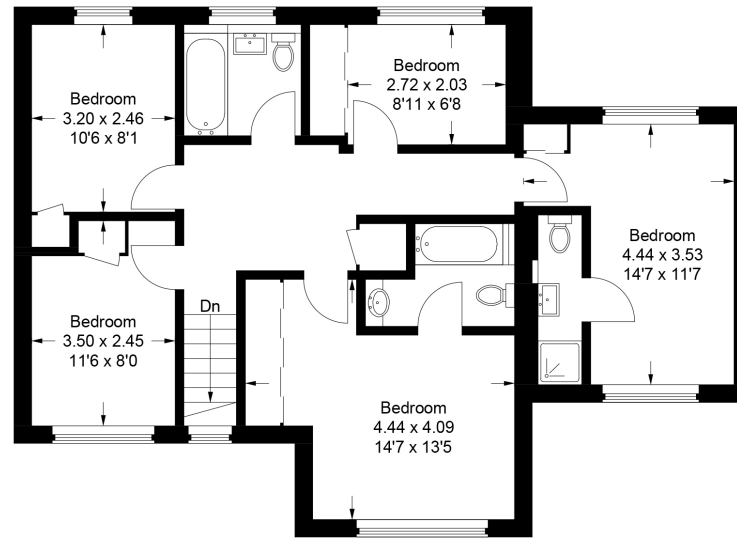
Approximate Gross Internal Area
 Ground Floor = 87.6 sq m / 943 sq ft
 First Floor = 78.5 sq m / 845 sq ft
 Total = 166.1 sq m / 1,788 sq ft



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



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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

Viewing by appointment only

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