



**Bunyan Road**  
Hitchin,  
Hertfordshire, SG5 1NW  
Guide Price £425,000

country  
properties

A charming two bedroom cottage located on a popular road providing easy access to the town centre and station

Presented in good order throughout the property offers versatile and well balanced accommodation arranged over two floors. The ground floor features two separate reception rooms with open fireplaces, along with an extended kitchen and bathroom to the rear of the property. To the first floor there are two double bedrooms both featuring cast iron fireplaces.

Outside is a private and enclosed rear garden which is mainly laid to lawn.

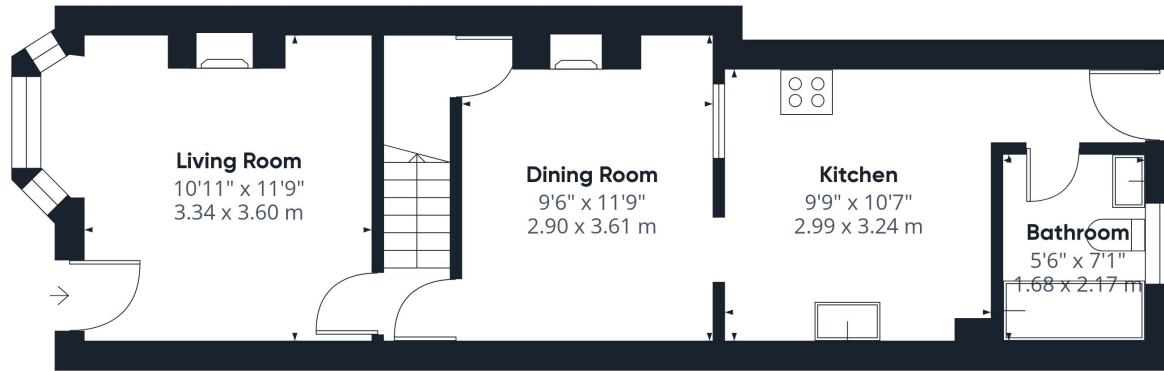
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 cottage
- Great location for both town and station
- Extended kitchen to rear
- Character features throughout
- Two double bedrooms
- 0.6 mile, 10 mins walk to Hitchin town centre (as per Google Maps)
- 0.7 mile, 13 min walk to Hitchin train station (as per Google Maps)

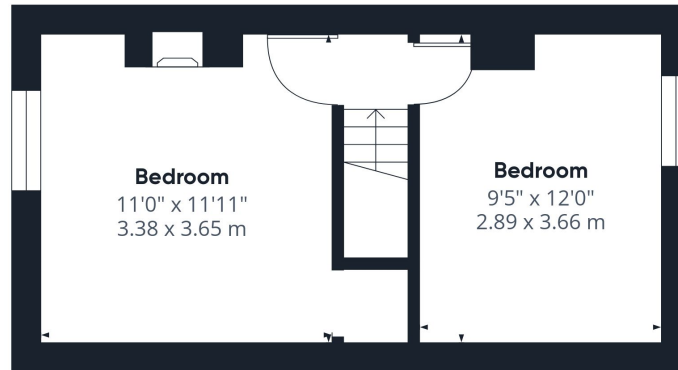








Floor 0



Floor 1

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

687.06 ft<sup>2</sup>

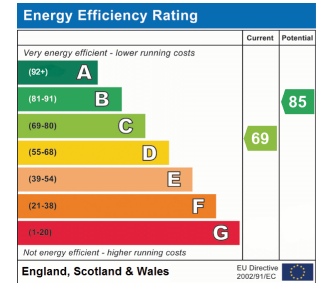
63.83 m<sup>2</sup>

(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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