



# Peppercorn Walk

Hitchin,  
Hertfordshire, SG4 0EU  
Offers in Excess of £535,000

COUNTRY PROPERTIES  
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The property that we are advertising is a wonderful three bedroom detached family home which is located towards the end of a quiet cul-de-sac. This area is ideal for families with the Nimbus Way play area adjacent to the cul-de-sac and just across Wedgewood road. The property is located within one and a half miles of both the town centre and main line train station and within a 5 minute walk from Mary Exton Primary school and 7 minute walk from William Ransom Primary school.

The accommodation commences on the ground floor with a welcoming entrance hall that offers stairs to the first floor accommodation and access to; the downstairs W.C. with a two piece suite, kitchen with a good range of storage cupboards with work surfaces over, space and services for range oven with extractor fan, fridge, freezer and washing machine. The space this property has to offer really opens up with the open plan living/dining room which then flows through to the sun room which offers double doors out to the rear garden. On the first floor there are three bedrooms with a full three piece bathroom en suite to the main bedroom and a full three piece family bathroom suite. From the landing there is loft access and an airing cupboard.

Outside and to the front of the property is a well maintained lawn with stepping stone and slate pathway that leads towards the front door. There is a tarmac and block paved driveway providing access and which leads to the garage. There is also side access to the rear down the left hand side of the property. The rear garden is enclosed by timber fencing. It starts with a patio area and then steps up to a lovely mainly laid to lawn and separate decking area. There is an additional patio area to the rear of the garden and a hard standing for a shed.

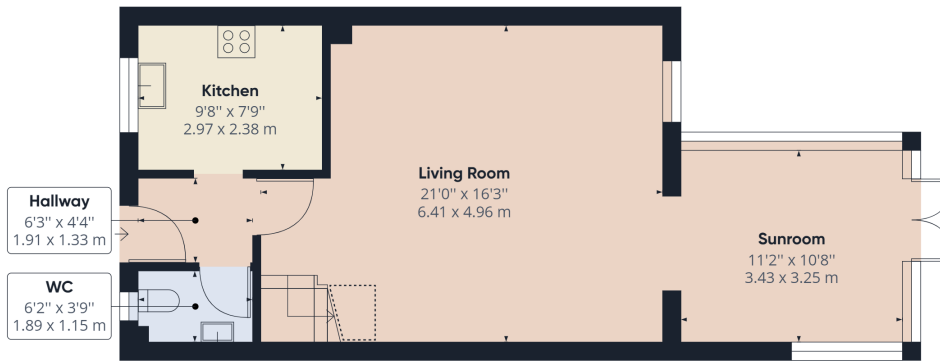
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded and award winning girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

- Three bedroom detached family home
- Generous open plan living room and sun room
- Quiet cul-de-sac location in sought after location
- Off road driveway parking and garage
- 0.8 mile, 16 mins walk to Hitchin train station (as per Google maps)
- 1.2 mile, 24 mins walk to Hitchin town centre (as per Google maps)

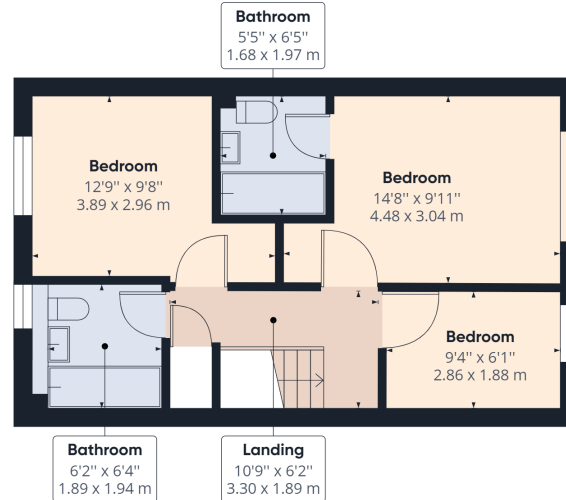








Floor 0 Building 1



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

1011.46 ft<sup>2</sup>  
93.97 m<sup>2</sup>

Reduced headroom

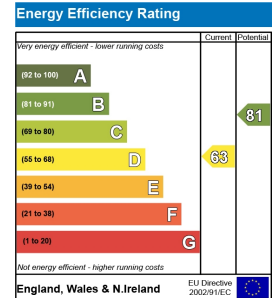
9.57 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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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