



Bearton Road

Hitchin,
Hertfordshire, SG5 1UB
Guide Price £750,000

COUNTRY PROPERTIES
PART OF HUNTERS

A superb five bedroom character home located on a much sought-after road affording easy access to the town centre and stations as well as offering an excellent choice of schooling for all ages

This fine family home offers well balanced and versatile accommodation spaciouly arranged over three floors. The ground floor features an open plan living dining space which opens into a modern kitchen / breakfast room. There is also the benefit of a useful storeroom / utility to the side. The first floor houses three good sized bedrooms and family bathroom with the remaining two bedrooms and additional bathroom are located on the second floor.

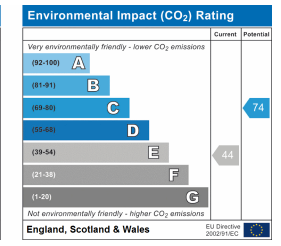
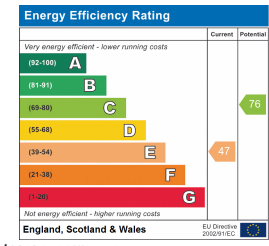
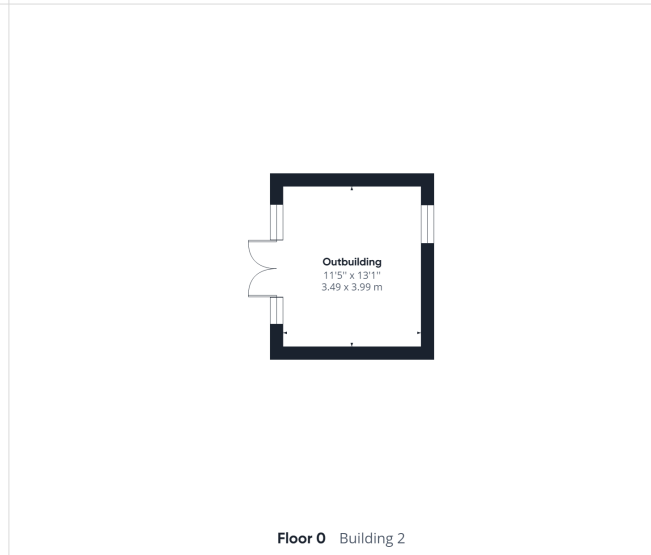
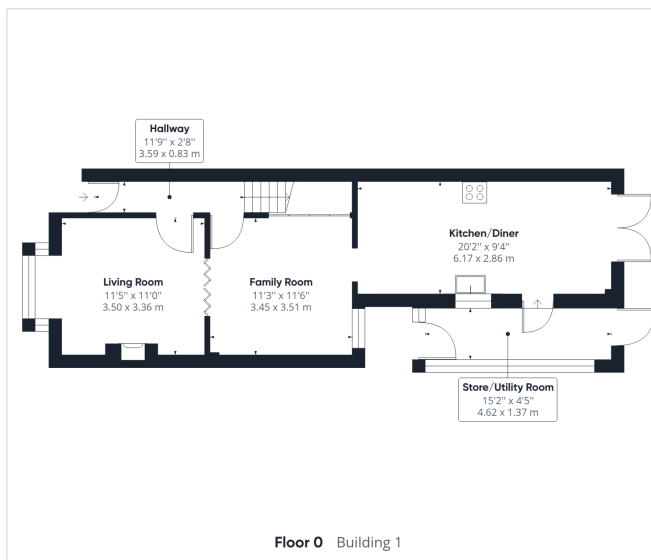
Outside is a wonderfully private and mature southerly facing rear garden with hard standing at home office at the rear.

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 five bedroom family home
- Sought after location
- Accommodation over three floors
- Wonderful south facing rear garden
- Home office to rear of garden
- 0.5 miles, 10 min walk to Hitchin town centre (as per Google maps)
- 0.9 mile, 19 mins walk to Hitchin mainline train station (as per Google maps)







Approximate total area**

1659.90 ft²
154.21 m²

Reduced headroom

27.75 ft²
2.58 m²

(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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