



# Uplands Avenue

Hitchin,  
Hertfordshire, SG4 9NH  
**Offers In Excess Of £800,000**

country  
properties



A Beautifully Presented Spacious and versatile Four Bedroom Semi-Detached Home in the Sought-After SG4 9 Area.

This charming home offers a perfect blend of comfort, character, and practicality, ideal for families and those seeking generous living space.

Step inside to discover separate reception rooms, providing flexible areas for both relaxation and entertaining. The layout is thoughtfully designed to accommodate modern lifestyles while retaining a warm and welcoming atmosphere.

One of the standout features of this property is the additional garden kitchen, perfect for alfresco dining and summer gatherings but could also be converted for other use such as office or gym. The private rear garden offers a peaceful retreat, beautifully maintained and ideal for children, pets, or simply enjoying the outdoors.

With excellent local amenities, reputable schools, and convenient transport links nearby, this home combines location and lifestyle in one attractive package.

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.

- Four bedroom semi-detached family home
- SG4 9 - postcode area
- Garden kitchen
- Enclosed rear garden and private off road parking
- Generous living accommodation
- 0.9 miles, 20 min walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 19 min walk to Hitchin town centre (as per Google Maps)





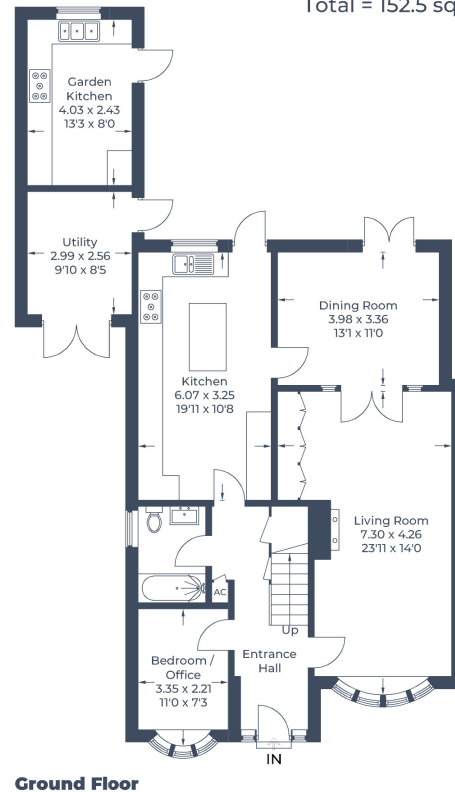




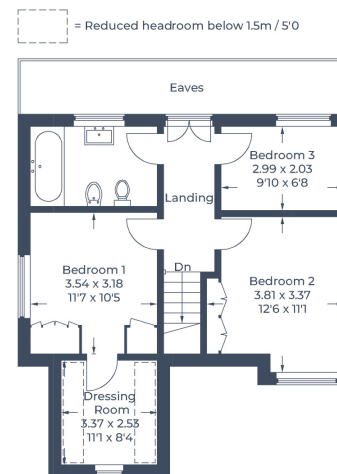




Approximate Gross Internal Area  
 Ground Floor = 84.0 sq m / 904 sq ft  
 First Floor = 49.6 sq m / 534 sq ft  
 (Excluding Eaves)  
 Outbuilding = 18.9 sq m / 203 sq ft  
 Total = 152.5 sq m / 1,641 sq ft



**Ground Floor**



**First Floor**

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>56</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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