



# Springhead Lane

Hitchin,  
Hertfordshire, SG4 0LJ  
Guide Price £1,000,000

country  
properties



Built in 2022 by Cala homes, this superb five bedroom detached family home is offered to the market in immaculate condition throughout and benefits from no onward chain. Over three floors, this property offers versatile living throughout and is situated within a quiet development close by Hitchin train station, NHC sports hub and with ease of access onto Purwell Meadows for Countryside walks.

Ground floor accommodation includes spacious entrance hall with storage, living room with bay window, W.C, utility room and a bright, open plan modern kitchen/diner with kitchen island and patio doors onto the rear garden.

To the first floor are three double bedrooms and large four-piece family bathroom. The second floor offers a rear aspect double bedroom with Juliet balcony and en-suite shower room and a further double bedroom with en-suite shower room to the front.

To the outside is a landscaped rear garden with lawn and patio space and access to the single garage. To the front is access to driveway parking for several vehicles and garage.

There is a shared Management Charge of £191.36 payable per annum for the estates up keep and maintenance.

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.

- Built in 2022 by Cala Homes
- No onward chain
- Five bedroom detached family home
- Modern Kitchen/Diner to rear
- Garage and driveway parking
- 0.6 miles, 12 min walk to Hitchin train station (as per Google Maps)
- 1.1 miles, 25 min walk to Hitchin town centre (as per Google Maps)





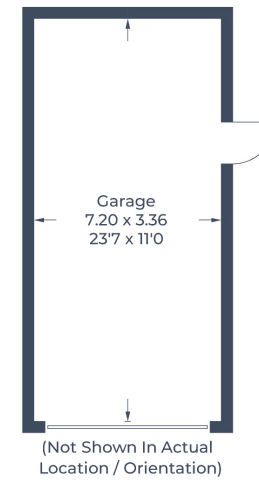
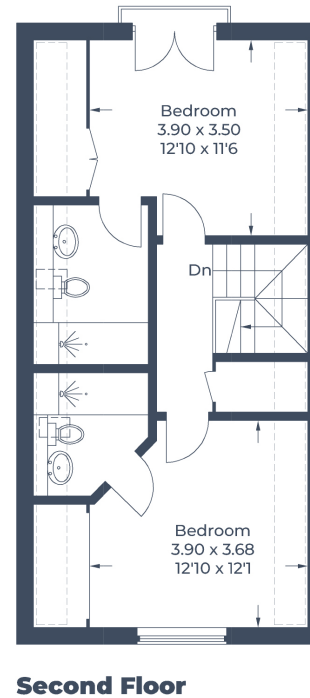
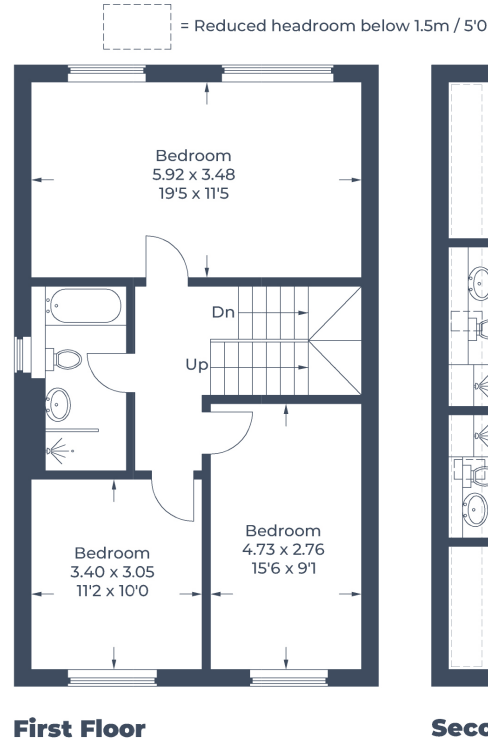
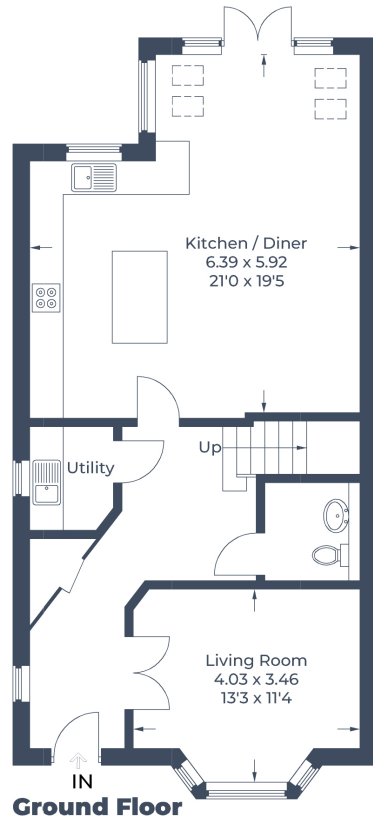








Approximate Gross Internal Area  
 Ground Floor = 70.4 sq m / 758 sq ft  
 First Floor = 61.9 sq m / 666 sq ft  
 Second Floor = 51.7 sq m / 556 sq ft  
 Garage = 24.1 sq m / 259 sq ft  
 Total = 208.1 sq m / 2,239 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	85	85
<b>A</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>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Country Properties

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

Country Properties | 6, Brand Street | SG5 1HX  
 T: 01462 452951 | E: hitchin@country-properties.co.uk  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties



country  
properties