



Strathmore Avenue

Hitchin,
Hertfordshire, SG5 1SN
Guide Price £775,000

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A wonderful extended four bedroom semi-detached character property located on a highly sought after tree lined road providing easy access to the town centre and station, offering an excellent choice of schooling for all ages.

This home offers well balanced accommodation of over 2000 sq ft throughout which is arranged over two floors. There is a welcoming entrance hall way which leads through to the superb front living/dining room with a feature bay window. This extends into the family room and in turn through to the conservatory. From here there is an additional living room and bedroom four/study. The kitchen is fitted with an array of units, cupboards and work surfaces over. This floor is then completed with the downstairs three piece shower room suite. Upstairs offers three bedrooms and a three piece family bathroom suite. Outside there is a driveway providing ample off road parking. To the rear is a mature garden which is mainly laid to lawn and enclosed by timber fencing. There is a pathway leading down to the games room which is at the bottom of the garden.

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 wonderful four bedroom semi-detached family home
- Popular residential location in easy reach to local amenities
- Accommodation of over 2000 sq ft including three reception rooms
- Versatile outside games room
- 0.8 miles, 17 mins walk to Hitchin train station (as per Google Maps)
- 0.9 mile, 19 mins walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 117.5 sq m / 1,265 sq ft
 First Floor = 42.3 sq m / 455 sq ft
 Games Room = 28.9 sq m / 311 sq ft
 Total = 188.7 sq m / 2,031 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	82
England, Scotland & Wales		EU Directive 2002/91/EC	

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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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