



Friday Furlong

Hitchin,
Hertfordshire, SG5 2ND
Guide Price £450,000

country
properties

Tucked away in a quiet cul-de-sac, this property is a well positioned three bedroom semi-detached family home, enjoying a unique setting siding directly onto the beautiful Oughton Head Common.

The ground floor offers well balanced accommodation, including separate reception rooms that provide flexible living and dining spaces. A fitted kitchen is complemented by a bright conservatory to the rear, creating an additional area to relax and enjoy views of the garden. Upstairs, the property comprises three bedrooms, along with a family bathroom and a separate toilet.

Externally, the home benefits from front and rear gardens. A driveway and single garage offer convenient off-road parking and additional storage.

With its enviable position close to open countryside and within easy reach of Hitchin's amenities, this property presents an excellent opportunity to create a wonderful long-term family home.

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.

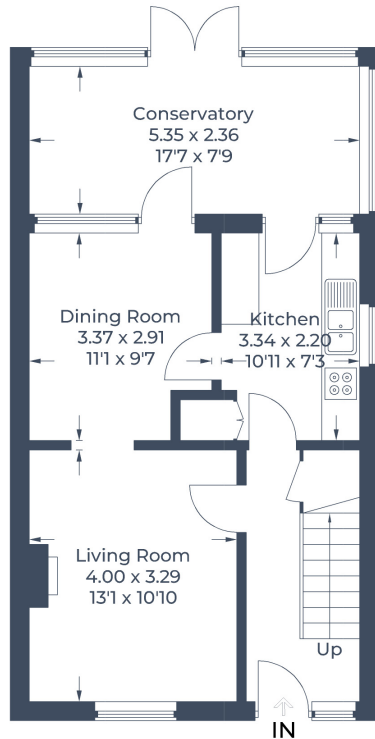
- Cul de sac location
- Three bedroom semi-detached home
- Close to countryside walks and Oughton Head Common
- Two reception rooms
- Driveway and garage
- Conservatory overlooking the garden
- 1.4 miles, 29 min walk to Hitchin train station (as per Google Maps)
- 0.9 miles, 20 mins walk to Hitchin town centre (as per Google Maps)



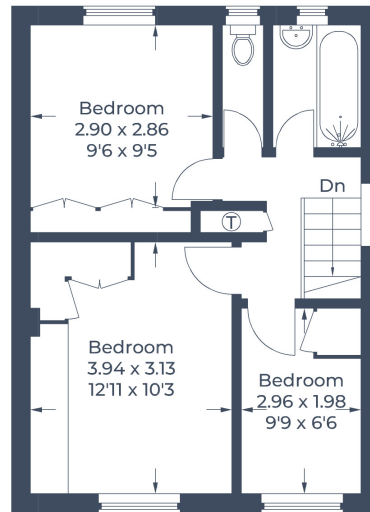




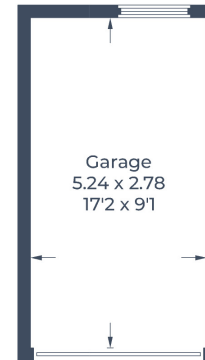
Approximate Gross Internal Area
 Ground Floor = 53.4 sq m / 575 sq ft
 First Floor = 39.1 sq m / 421 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 107.2 sq m / 1,154 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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