



## Langbridge Close

Hitchin | Hertfordshire | SG4 9EL

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# LANGBRIDGE CLOSE

## Property Description

Welcome to this semi detached property in Hitchin, a diamond in the rough waiting for the right investor, builder, or renovator to unlock its potential.

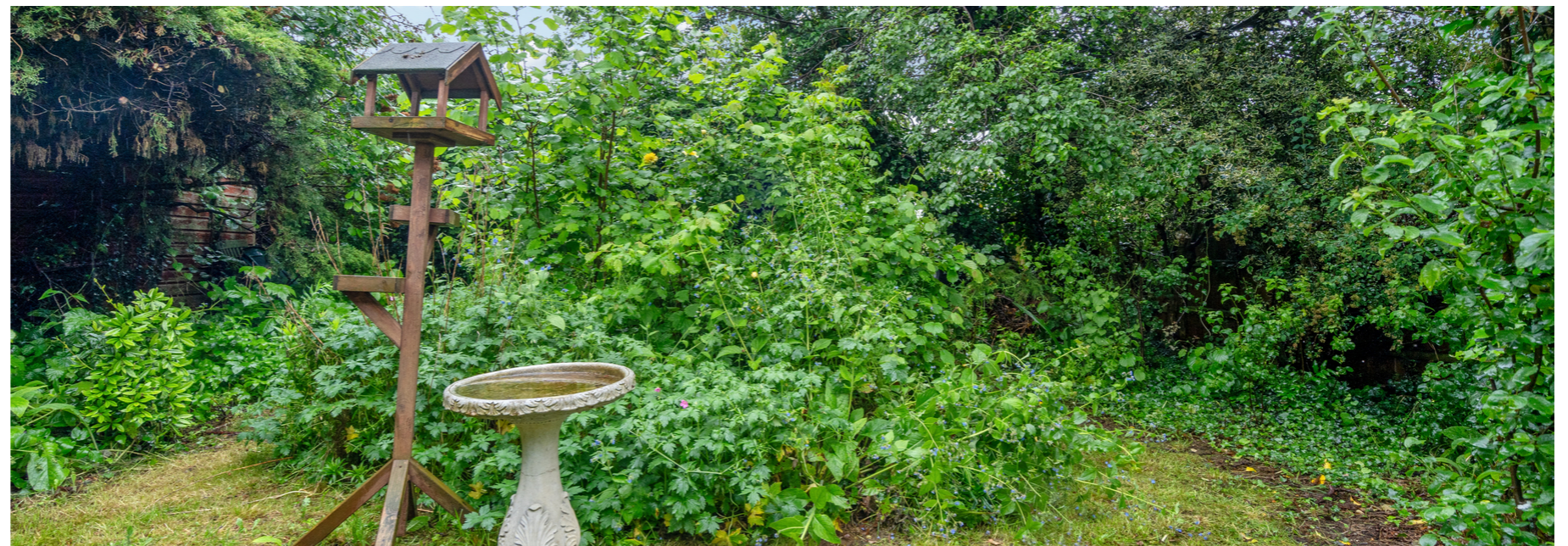
Situated in a quiet cul-de-sac, this property boasts a good sized garden, a garage and off road parking, with the added bonus of potential to extend. The interior, although in need of modernisation, offers three bedrooms and one bathroom.

Located in Hitchin, this property benefits from an excellent location for schools, with Hitchin Girls' School, Hitchin Boys' School, and the Priory School all within reach. The area also boasts good commuter routes for both the train and the A1 motorway, making travel a breeze.

For those looking to unwind, a wide selection of restaurants and bars await in the historic town centre, just a stone's throw away.

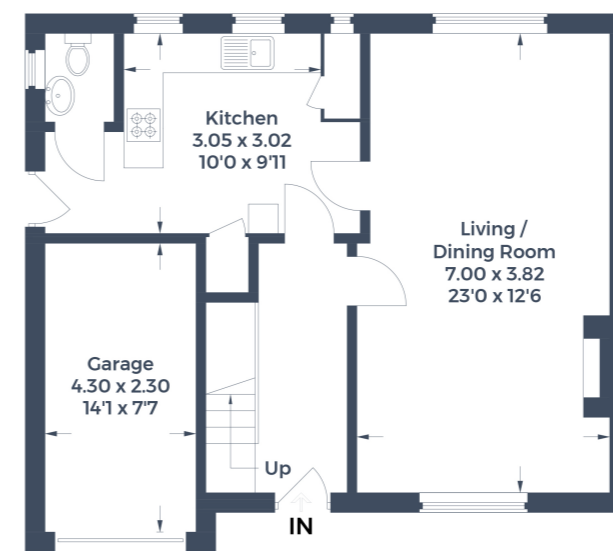
Don't miss out on this opportunity to create your dream property in an enviable location. Book your viewing today.

**£495,000 Freehold**

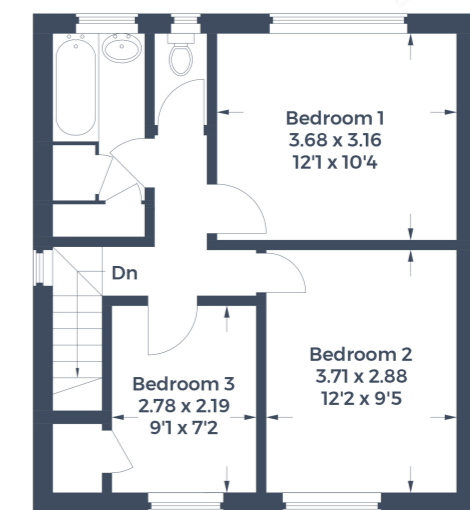




Approximate Gross Internal Area  
 Ground Floor = 50.8 sq m / 547 sq ft  
 First Floor = 43.1 sq m / 464 sq ft  
 Garage = 10.3 sq m / 111 sq ft  
 Total = 104.2 sq m / 1,122 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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- Three Bedroom Semi
- SG4 9.. Postcode
- In Need of Modernisation
- Cul De Sac Location
- Garage
- Off Road Parking
- Good Size Garden
- Popular Location

EPC Rating: D

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