



# Bearton Green

Hitchin,  
Hertfordshire, SG5 1UG  
Guide Price £900,000

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Welcome to this charming and versatile three/four bedroom, three bathroom semi-detached house nestled in a highly sought after neighbourhood. Perfectly blending comfortable living with spacious interiors, this property offers a delightful family home with ample room for relaxation and entertaining. From the moment you step inside, you'll appreciate the warm and inviting atmosphere complemented by well proportioned rooms and tasteful finishes throughout.

The ground floor comprises a bright entrance hall, modern fitted open kitchen with integrated appliances and dining/living space, plus direct access to the rear garden. There is an additional front reception room and rear garden room, which is currently being used as a study. This floor is finished with a useful utility room and shower room. Large windows throughout provide excellent natural light. Upstairs, the property offers three well proportioned bedrooms, including a principal bedroom with en-suite, a second bedroom with dressing area along with a contemporary family bathroom.

Externally, there is a well maintained rear garden with storage shed and off street parking to the front.

This exceptional semi detached house combines practical living with classic style, making it a perfect choice for growing families or those seeking a little extra space. Don't miss the opportunity to make this delightful property your new 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.

- Three bedroom family home
- Semi-detached with driveway
- Three reception rooms and three bathrooms
- Rear garden and patio area
- 1.2 miles, 25 min walk to Hitchin train station (as per Google Maps)
- 0.8 mile, 15 min walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area  
 Ground Floor = 74.0 sq m / 796 sq ft  
 First Floor = 61.2 sq m / 659 sq ft  
 Stores = 19.3 sq m / 208 sq ft  
 Total = 154.5 sq m / 1,663 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(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			

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