



Trevor Road

Hitchin,
Hertfordshire, SG4 9TA
Guide Price £525,000

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A beautiful two bedroom character home located within the ever popular cul de sac of Trevor Road benefitting from an additional loft room and South facing rear garden.

To the ground floor is an entrance porch, living room with fireplace, open plan dining and modern fitted kitchen kitchen with log burner and access to the separate utility space housing boiler and WC.

To the first floor is a spacious primary bedroom, bedroom two with storage space and modern bathroom suite. There are stairs leading to a spacious loft room.

To the outside is a Southerly facing rear garden mainly laid to lawn with a large shed and patio space. To the front is a garden space. On road permit parking is available.

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.

- Two bedroom character home
- Additional loft room
- Open plan kitchen/dining space
- South facing rear garden
- Popular cul de sac location
- 0.7 mile, 15 mins walk to Hitchin town centre (as per Google Maps)
- 0.3 mile, 5 mins walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 41.0 sq m / 441 sq ft
 First Floor = 30.6 sq m / 329 sq ft
 Second Floor = 17.3 sq m / 186 sq ft
 (Including Loft Room)
 Shed = 8.5 sq m / 91 sq ft
 Total = 97.4 sq m / 1,047 sq ft

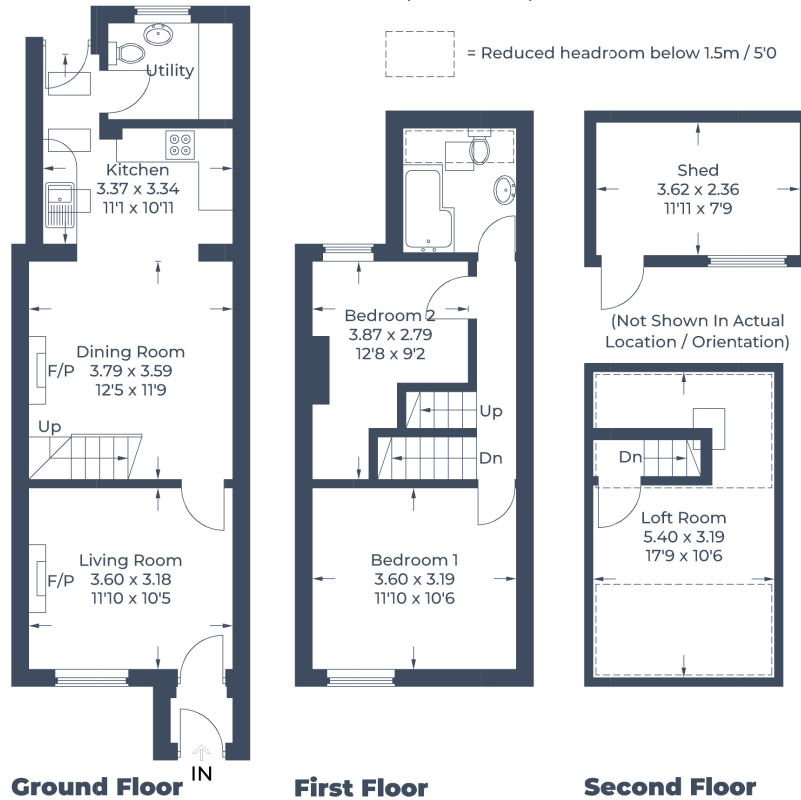


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			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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