



# Langbridge Close

Hitchin,  
Hertfordshire, SG4 9EL  
Guide Price £925,000

 COUNTRY PROPERTIES  
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A stunning four bedroom family home located on a highly sought after cul-de-sac in south Hitchin featuring the SG4 9 postcode. Within walking distance of Hitchin's historic Sun Street and Bucklersbury quarter, and only a few minutes stroll from open countryside.

This home offers wonderfully light, stylish and well balanced accommodation arranged over two floors. The front entrance porch leads to a characterful hallway featuring an original tiled floor and Art Deco glass panel doors. The ground floor comprises a front living room, family room and a wonderful open plan kitchen/breakfast and dining room featuring Crittall style aluminium doors and windows, which offer sweeping views of the impressive garden. There is also a downstairs cloakroom and larder/utility room. Upstairs, there is a light and airy master bedroom featuring a vaulted ceiling, floor to ceiling windows overlooking the garden, and ensuite bathroom with shower. There are three further bedrooms and a family bathroom.

The property resides on a unique corner plot with a large, private, south easterly landscaped garden bordered by mature trees. The garden features different areas including a benched seating area near the house, a large patio positioned to enjoy the evening sun, a pergola, a children's area with a sunken trampoline and a woodland path to the rear. To the front of the property is a driveway providing off road parking and an electric vehicle charging point, which leads to a garage at the side. To the rear of the garage is a fully air conditioned home office, perfect for home working and separate from the main house.

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 four bedroom family home
- Sought after cul-de-sac location
- Substantial South East facing rear garden
- Off road driveway, parking and garage
- 25 min walk to Hitchin mainline train station
- 15 mins walk to Hitchin town centre

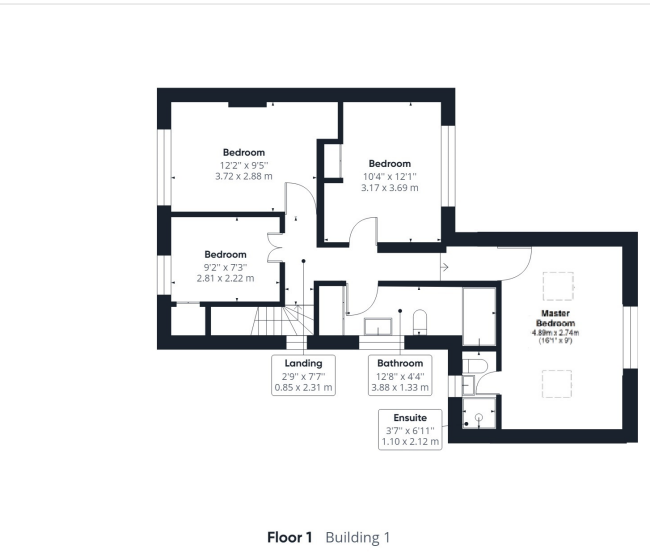




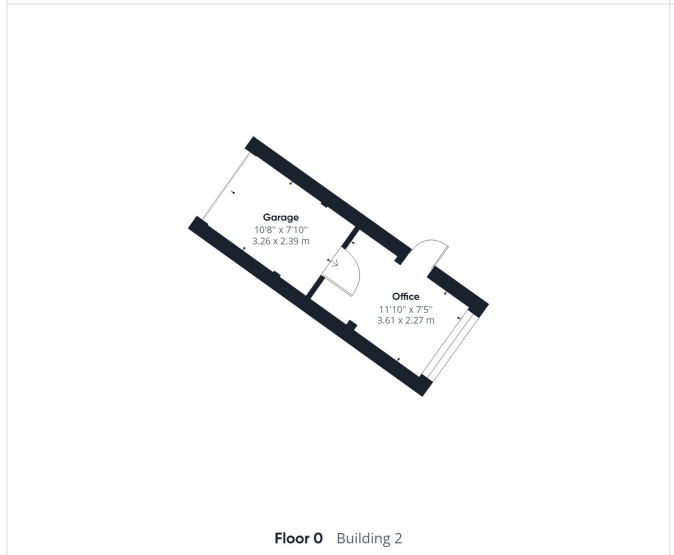




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1522.63 ft<sup>2</sup>  
141.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	63	
(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

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

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk





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