



# Brampton Park Road

Hitchin,  
Hertfordshire, SG5 1XE  
Guide Price £650,000

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properties

This three bedroom semi-detached property offers a perfect blend of traditional and modern elements. Tastefully decorated in neutral tones, the house is in superb condition.

The property features two spacious reception rooms, each with its own unique charm. The first reception room showcases a fireplace and a bay window that fills the room with natural light. The second reception room, designed as a separate dining space, offers a peaceful retreat from the main living areas.

The property also benefits from a modern, open-plan kitchen, complete with a kitchen island and modern appliances. The kitchen is flooded with natural light, thanks to the bi-fold doors that offer a seamless transition to the rear garden.

The property has three double bedrooms, including a principal bedroom which is a haven of tranquillity with an en-suite bathroom and Juliette balcony giving an abundant of natural light over looking the rear garden. The third bedroom features an over stairs cupboard, providing valuable storage space.

The property has two bathrooms, one of which has a four piece bathroom suite including a free-standing bath and walk-in shower. The second bathroom offers a three piece suite including a walk-in shower.

The outdoor space is equally impressive, with a garden mainly laid to lawn and enclosed by timber fences. To the rear of the garden is the an acoustic soundproofed home office/studio. The property is ideally located near schools and local amenities, in a quiet area with a strong community feel making this property ideal for families.

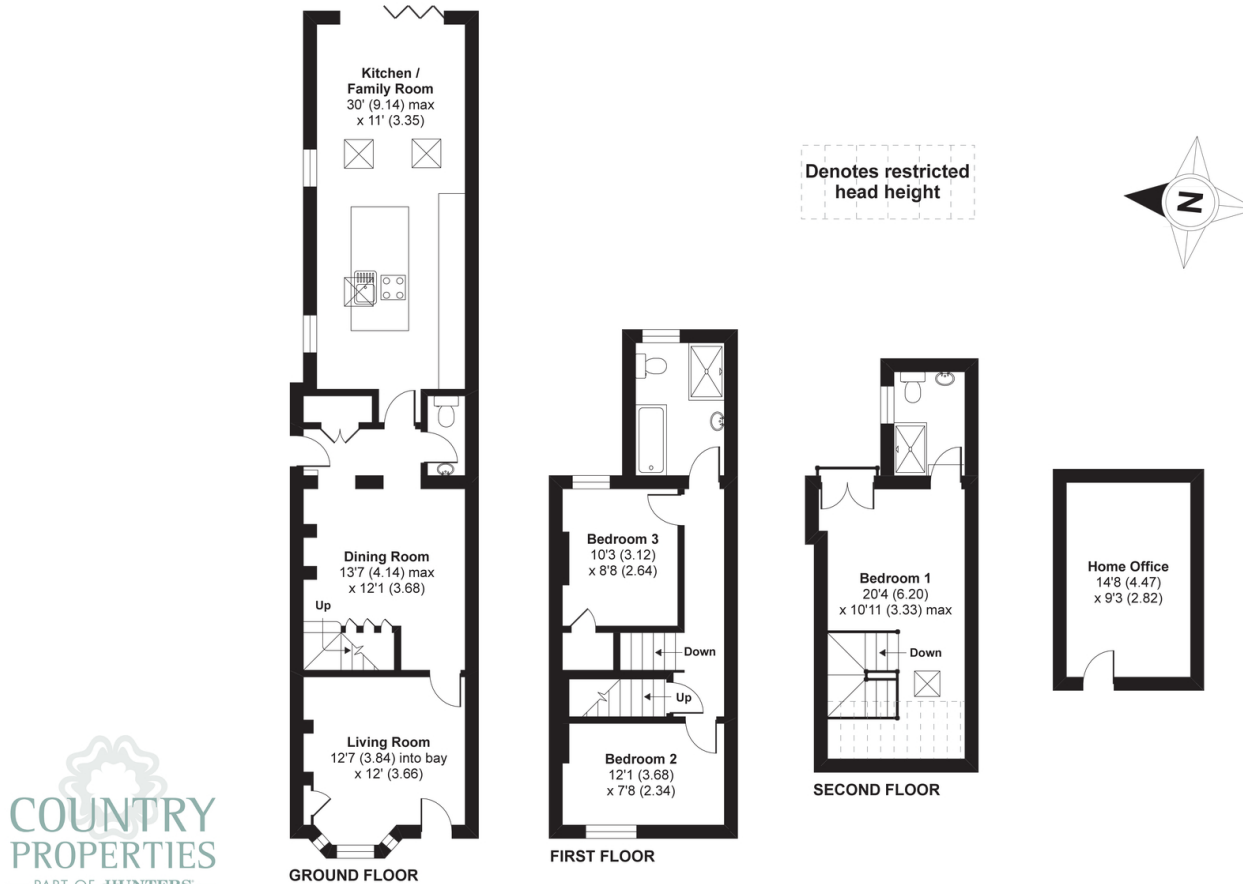
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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
- Superb central location ideal for local amenities
- Separate reception rooms and open plan kitchen/family room
- Principal bedroom with ensuite and juliette balcony
- Rear garden with home office/studio
- 0.9 mile walk, 20 mins walk to Hitchin mainline station (as per Google Maps)
- 0.8 mile walk, 17 mins walk to Hitchin town centre (as per Google Maps)





APPROX. GROSS INTERNAL FLOOR AREA 1261 SQ FT 117.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & HOME OFFICE)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing by appointment only

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