



# Wilshire Crescent

Hitchin,  
Hertfordshire, SG4 0PL  
**Guide Price £650,000**

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properties



An impressive, extended three bedroom semi detached family home positioned close by countryside walks.

The ground floor benefits from an idyllic and modern open plan kitchen/dining room with underfloor heating and including fitted appliances, island with storage and bifold doors across the rear. There are double doors leading through into an additional spacious reception room with bi folding doors onto the rear garden. The property offers a separate utility room and entrance hall leading onto the modern fitted shower room and living room.

To the first floor are two generous double bedrooms and a small double bedroom. The modern fitted family bathroom suite includes bath with electric shower, WC and wash hand basin.

The rear of the property offers a private and enclosed rear garden mainly laid to lawn with raised beds and two patio areas. To the front is ample driveway space for several vehicles.

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.

- Extended and modern semi detached family home
- Three bedrooms
- Kitchen/diner with island to rear
- Two reception rooms
- Bathroom and downstairs shower room
- Separate utility
- Private rear garden and driveway parking
- 1.5 miles, 33 mins walk to Hitchin town centre (as per Google maps)
- 1 mile, 21 mins walk to Hitchin train station (as per Google maps)













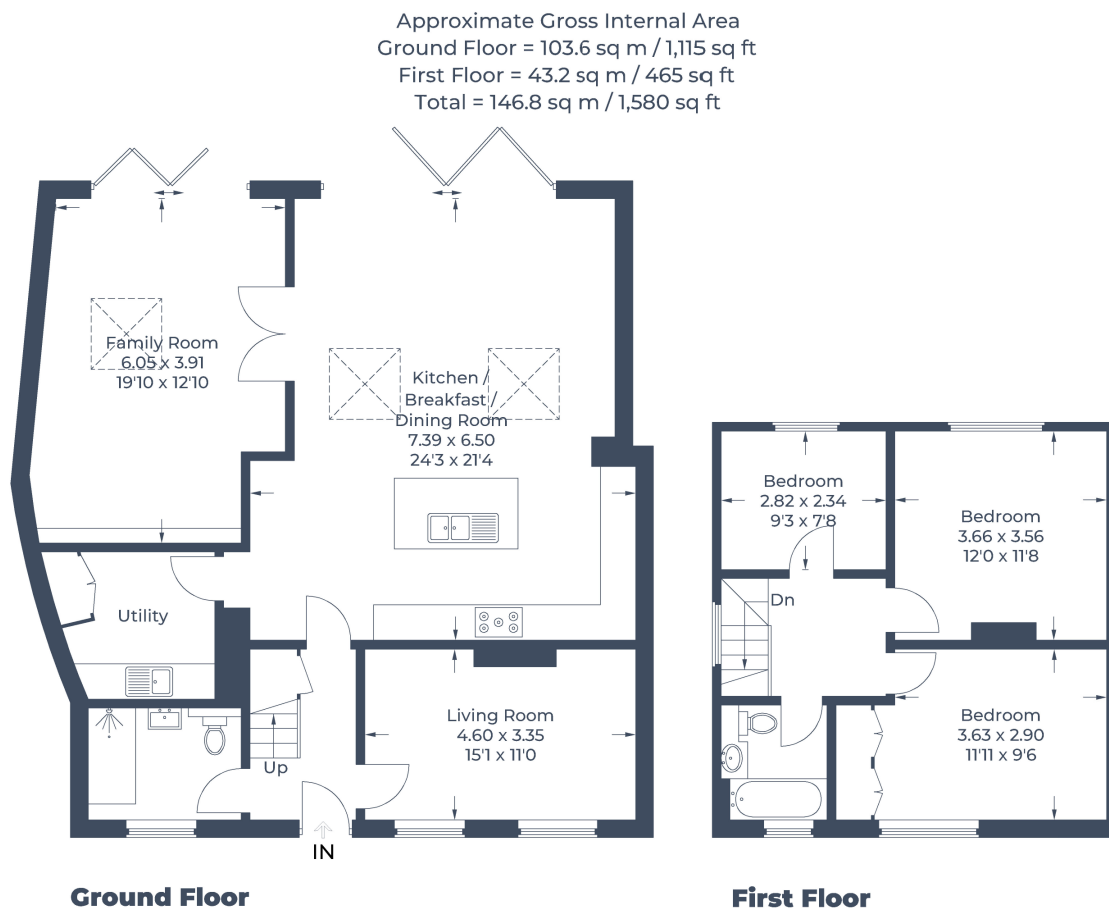


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 measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<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	77	84
	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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