



Willian Road

Hitchin,
Hertfordshire, SG4 0LS
Guide Price £650,000

country
properties

A charming semi-detached property, maintained in good condition throughout. The property offers convenient access to nearby schools, local amenities, and green spaces, including parks, making it the ideal home for families.

Internally, the house provides ample living space with two spacious reception rooms. The first reception room is separate, featuring large windows that fill the room with an abundance of natural light. The second reception room offers direct access to the garden, creating a seamless indoor-outdoor living experience.

The property features a good sized kitchen, equipped with modern appliances and complete with a utility room for extra storage and convenience.

On the first floor, accommodation is generous with three bedrooms. The master bedroom and the second bedroom are both double rooms, providing comfortable living space. The third bedroom is a single room, equally well-presented. Completing this floor is a newly refurbished bathroom. It boasts a free-standing bath and rain shower, offering a touch of luxury to daily routines.

One of the unique features of the property is its expansive garden. An additional bonus is the presence of an outbuilding, offering you extra space to suit your needs. The property also benefits from parking, a rare find in such a sought-after location.

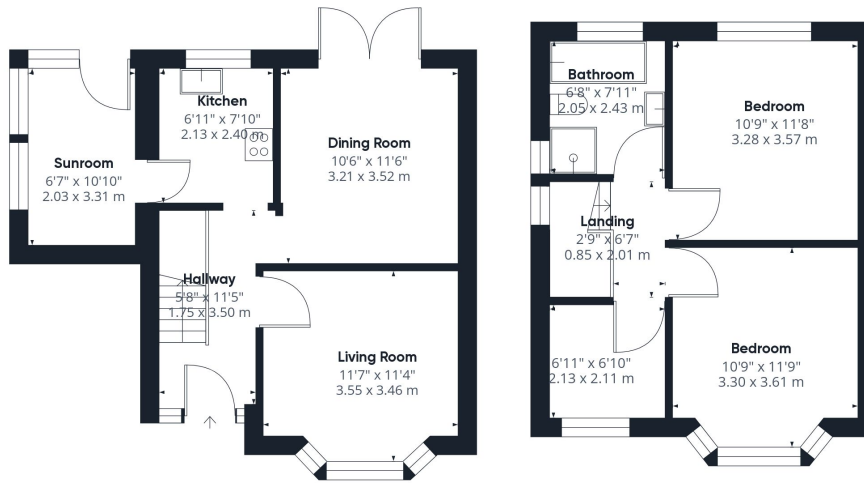
This home beautifully combines comfort, convenience, and charm, promising a lifestyle that caters to all your family's needs.

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.

- Charming semi-detached property
- Three bedrooms
- Close to nearby schools and amenities
- Spacious two reception rooms
- Newly refurbished bathroom
- Rear garden with outbuilding
- 0.7 miles, 12 min walk to Hitchin train station (as per Google Maps)
- 1.2 miles, 25 mins walk to Hitchin town centre (as per Google Maps)

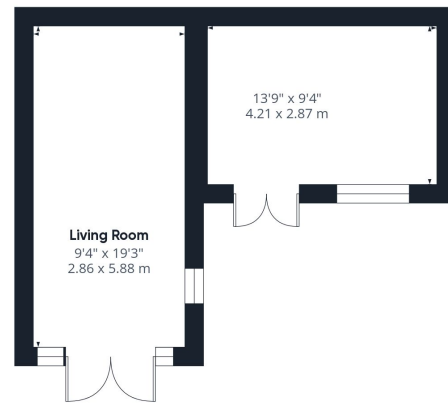






Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1141.23 ft²
106.02 m²

(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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 89 |
| (55-68) | D | 74 | |
| (39-54) | E | | |
| (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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