



Lancaster Road

Hitchin,
Hertfordshire, SG5 1PD
Guide Price £585,000

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A well presented and extended three bedroom, end terrace family home located within one of Hitchin's most sought after locations, close to desirable schools.

This characterful property provides versatile accommodation throughout. On the ground floor is a living room with bay window, dining room with log burner and breakfast bar opening onto the modern fitted extended kitchen space with WC. The kitchen has a single door into the rear garden.

To the upstairs are two generous double bedrooms and four piece family bathroom with WC, wash hand basin, large bath and shower cubicle. The landing provides stairs to an impressive bedroom on the top floor with juliet balcony and modern four piece ensuite bathroom.

To the outside, the spacious garden is perfectly sectioned to provide a large patio space, mature flower beds, fruit trees, children's play area and a secluded quiet area at the end of the garden leading to a fully insulated office space with storage and workshop area, all equipped with electric and internet.

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.

- Impressive three bedroom family home
- Characterful end terrace house
- Modern kitchen with breakfast bar
- Large primary bedroom with ensuite bathroom
- Office outbuilding with electric
- Enclosed rear garden
- 0.6 miles, 14 min walk to Hitchin town centre (as per Google maps)
- 0.9 miles, 20 mins walk to Hitchin train station (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 43.3 sq m / 466 sq ft
 First Floor = 36.5 sq m / 393 sq ft
 Second Floor = 25.8 sq m / 278 sq ft
 Office / Workshop = 15.7 sq m / 169 sq ft
 Total = 121.3 sq m / 1,306 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92+)	A		83	
(81-91)	B			
(69-80)	C		63	
(55-68)	D			
(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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