



# Grovelands Avenue

Hitchin,  
Hertfordshire, SG4 0QZ  
Guide Price £495,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A delightful two bedroom semi detached-chalet bungalow with garage situated in the highly popular and sought-after 'Rose Hill area' of Hitchin, offering an excellent choice of schooling for all ages.

Presented in immaculate condition, the property offers well balanced and versatile accommodation, spaciouly arranged over two floors. The ground floor features an open plan living/dining area opening into the conservatory, a separate kitchen, utility room and downstairs shower room with two bedrooms located on the first floor. The property also has tremendous scope for further enhancement and extension, subject of course to the usual planning consents.

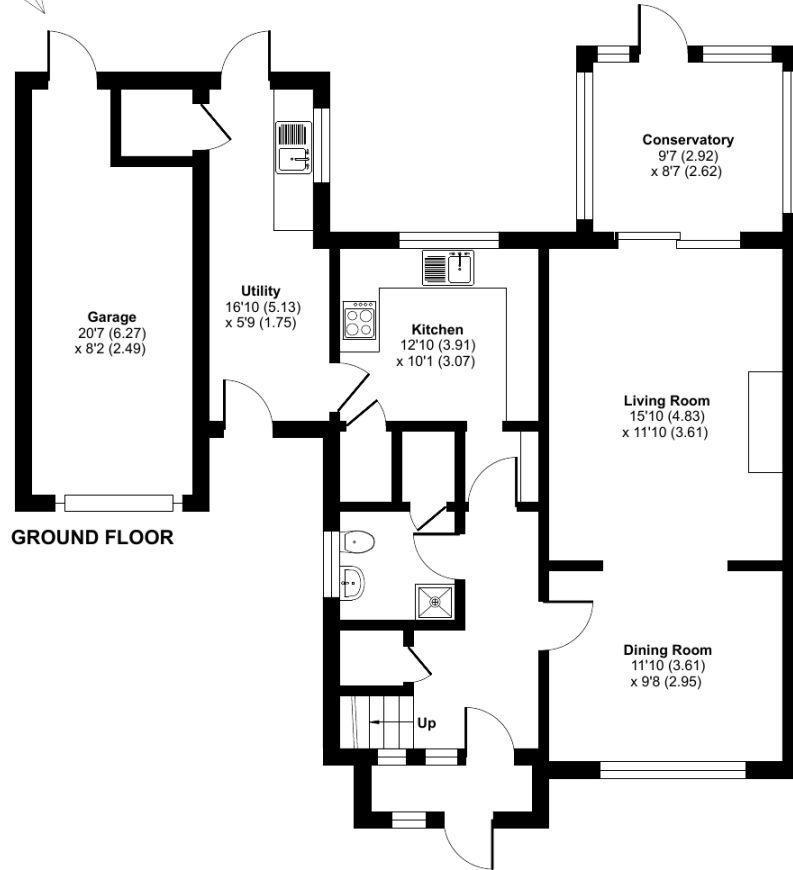
Outside is a wonderfully private and enclosed landscaped rear garden and driveway to the front leading to the garage.

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.

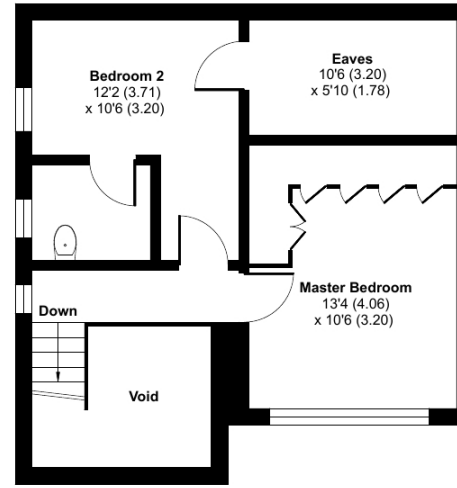
- Semi-detached chalet bungalow
- Sought after and popular area
- Open plan living
- Opportunity to extend and develop (STTP)
- Front and rear gardens
- Off road parking and garage
- 0.9 miles, 19 min walk to Hitchin train station (as per Google maps)
- 1.4 miles, 25 min walk to Hitchin town centre (as per Google maps)







Denotes restricted head height



Approximate Area = 1135 sq ft / 105.4 sq m (excludes void)  
 Limited Use Area(s) = 70 sq ft / 6.5 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 1357 sq ft / 125.9 sq m  
 For identification only - Not to scale

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>		
(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		84	58
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1025672



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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