



**Milton View**  
Hitchin,  
Hertfordshire, SG4 0QD  
Guide Price £650,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



A versatile four bedroom detached family home located in a highly sought after cul-de-sac in south east Hitchin. The property is situated within walking distance of Mary Exton Primary School, Hitchin's mainline train station and only a few minutes stroll from Purwell Ninesprings Nature Reserve and open countryside.

This home offers balanced accommodation throughout and is arranged over two floors. The accommodation commences with the large entrance hall with cloakroom and understairs storage cupboard. From here there are doors through to both the kitchen and living room which then opens up through to the dining area. Upstairs, offers a generous landing with large airing cupboard leading to the principle bedroom. There are three further bedrooms and a family bathroom. The property resides on a generous plot with a mature rear garden bordered by mature trees. To the front of the property is a driveway providing ample off road parking and leads up to the single 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.

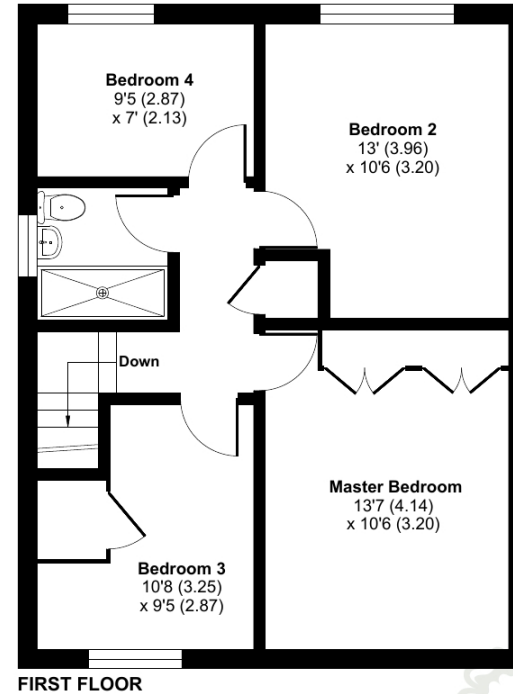
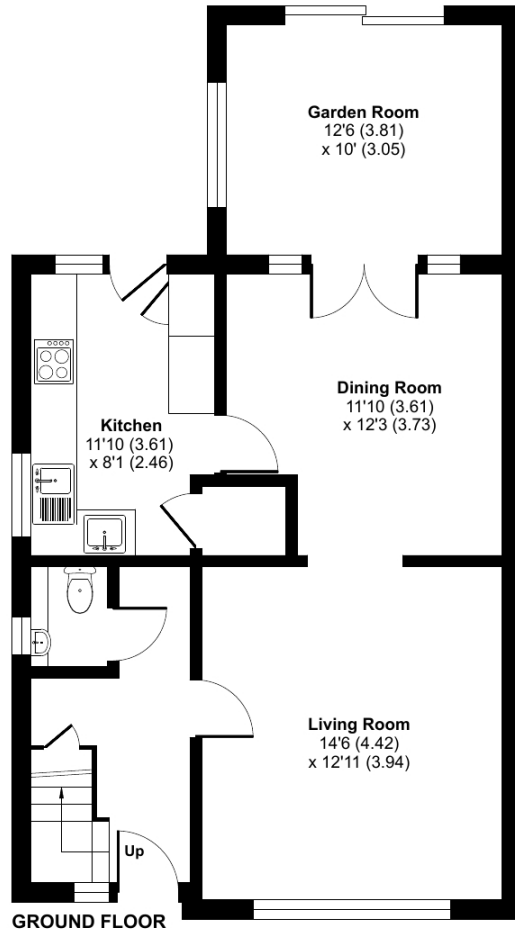
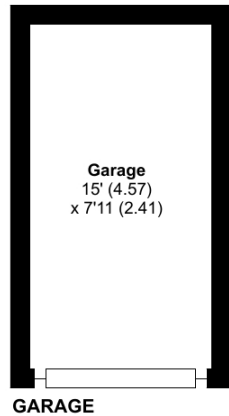
- A wonderful four bedroom detached family home
- Separate reception rooms offering generous accommodation
- Garage and off road parking
- NO ONWARD CHAIN
- 1.1 mile, 21 mins walk to Hitchin mainline train station (as per Google Maps)
- 1.5 miles, 31 mins walk to Hitchin town centre (as per Google Maps)











Approximate Area = 1241 sq ft / 115.2 sq m

Garage = 119 sq ft / 11 sq m

Total = 1360 sq ft / 126.2 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			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: 990384

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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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