



# Granville Road

Hitchin,  
Hertfordshire, SG4 0LE  
Guide Price £500,000

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properties

A delightful two-bedroom semi-detached bungalow located in the popular Purwell area of Hitchin, providing easy access to the mainline station, shops and schools.

This property offers well balanced and versatile accommodation. The central hallway offers a storage cupboard and leads off to the main living areas. The living room is to the rear of the property and offers a feature fireplace and door out to the rear garden. The kitchen is at the front of the property and again offers a side door leading out to the gardens. The remaining two bedrooms are both doubles.

The property sits on a generous plot and outside there is a wonderfully private and enclosed rear garden. The front garden has been tiered with a walkway leading to the front door and planted shrubs. To the side of the property is a driveway providing off road parking and access to the garage with an up and over door.

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.

- Two bedroom semi-detached bungalow
- Generous plot with enclosed rear garden
- Driveway with off road parking and garage
- 0.9 miles, 20 mins walk to Hitchin train station (as per Google maps)
- 1.5 miles, 34 min walk to Hitchin town centre (as per Google maps)
- NO ONWARD CHAIN







Approximate Gross Internal Area = 65.0 sq m / 700 sq ft  
 Garage / External Cupboard = 10.5 sq m / 113 sq ft  
 Total = 75.5 sq m / 813 sq ft

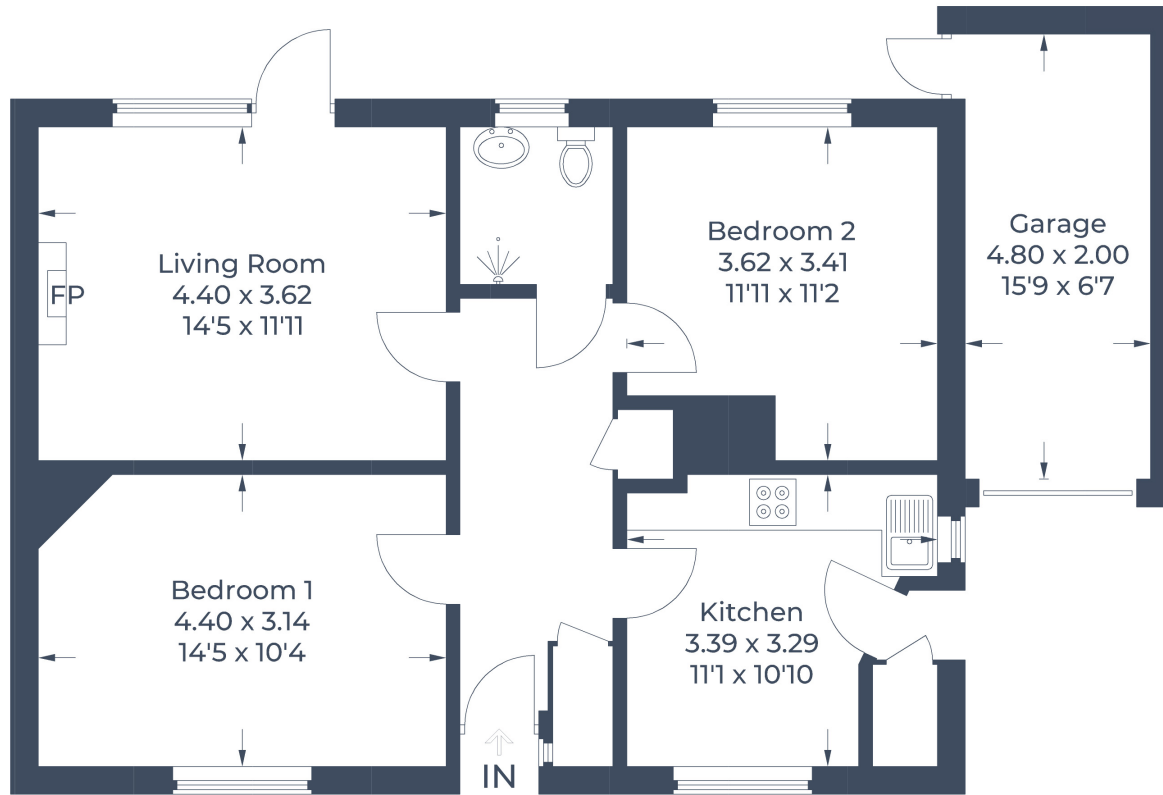


Illustration for identification purposes only,  
 measurements are approximate, not to scale.

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| Energy Efficiency Rating                    |   | Current | Potential               |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs |   |         |                         |
| (92+)                                       | A |         |                         |
| (81-91)                                     | B |         |                         |
| (69-80)                                     | C |         | 75                      |
| (55-68)                                     | D | 55      |                         |
| (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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