



# Linten Close

Hitchin,  
Hertfordshire, SG4 9PA  
**Guide Price £775,000**

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This superb extended four bedroom semi-detached family home resides in a highly sought after cul-de-sac location in south Hitchin which features the extremely well regarded SG4 9 postcode and in catchment for both the Hitchin Girls and Boys schools. The property is situated within walking distance of Hitchin's historic town centre and only a few minutes stroll from open countryside.

This home offers wonderfully light and well balanced accommodation throughout arranged over two floors. The accommodation commences with the entrance porchway which offers a downstairs shower room and a door through to the entrance hallway. This offers access to the main living rooms and also stairs rising to the first floor accommodation. To the front of the property are two of the bedrooms with one versatile and could easily be an additional snug room. The living room is to the rear of the property and has been extended, it offers plenty of light with a sky light window and window over looking the rear garden. The hub of the house is no doubt the amazing kitchen, dining, family room. This offers a fitted kitchen with breakfast island, extended family space with sky light window and bi-folding door leading out to the rear garden. This floor is finished off with an exceptionally generous storage room. Upstairs, offers a landing area where there are two bedrooms and a family bathroom. The rear bedroom offers a storage cupboard and eaves storage. The bathroom offers an amazing three piece suite with roll top bath. There is also a door to further eaves storage.

The property resides on a lovely mature plot of 0.19 of an acre. The front offers a gravel driveway providing ample off road parking and access to the garage. The garage also has an outhouse with a W.C. and a wash hand basin. The front offers an array of mature shrubs and trees. The fabulous rear garden is a wonderful mature haven for plants, shrubs and wildlife. There is a lovely lawn area, patio and seating area and a variety of planted beds. The whole garden is enclosed with pedestrian access to the front. There is a really useful storage shed.

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 wonderfully extended and presented four bedroom semi-detached family home
- Superbly located on a wonderful plot of 0.19 of an acre in the highly regarded SG4 9 postcode
- An amazing hub of the home kitchen and family room with bi-fold doors to the rear garden
- Beautiful gardens with ample off road parking and garage
- 1.1 mile walk to Hitchin main line train station (As per Google Maps)
- 1.2 mile walk to Hitchin town centre (as per Google Maps)





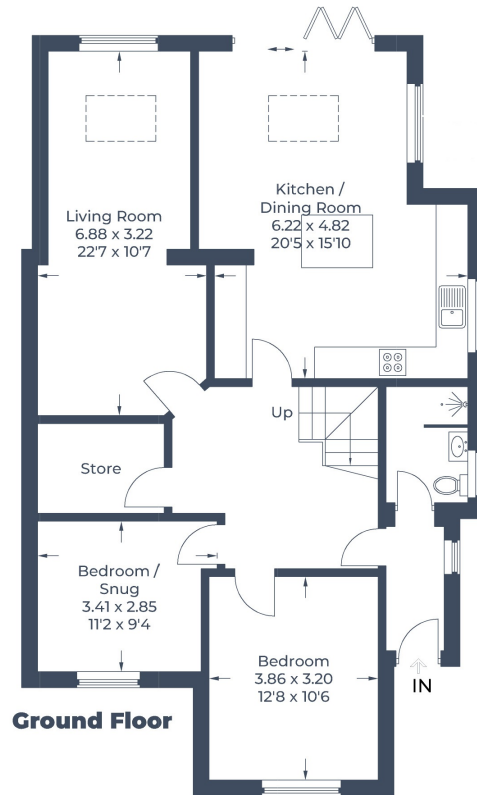




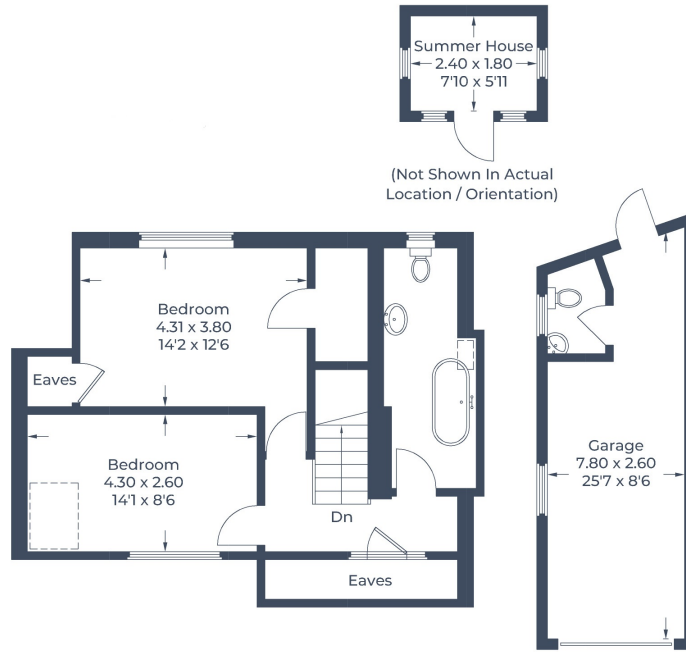




Approximate Gross Internal Area (Excluding Eaves)  
 Ground Floor = 96.8 sq m / 1,042 sq ft  
 First Floor = 44.7 sq m / 481 sq ft  
 Garage & Summer House = 23.4 sq m / 252 sq ft  
 Total = 164.9 sq m / 1,775 sq ft



**Ground Floor**



**First Floor**

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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		74	83
		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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