



St Michaels Road

Hitchin,
Hertfordshire, SG4 0QA
Guide Price £385,000

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Offered to the market is this exceptionally well presented two bedroom home situated in a popular area of Hitchin and benefitting from a wonderful home office and off road parking.

The ground floor accommodation comprises a bright and airy living/dining room overlooking the front green and modern fitted kitchen leading to the rear garden. To the first floor are two double bedrooms and bathroom with WC, wash hand basin and bath with shower attachment.

Outside is a rear garden leading to a home office and driveway parking. The garden is block paved with a artificial lawn area. To the front is a maintenance free garden and pathway which leads to the front 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.

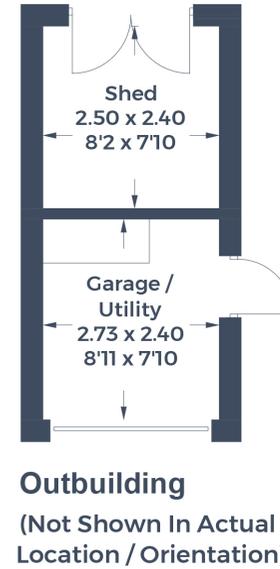
- Two double bedrooms and family bathroom
- Exceptionally well presented throughout
- Garden with home office
- Off road parking to the rear
- 1.1 miles, 21 min walk to Hitchin train station (as per Google Maps)
- 1.3 miles, 26 min walk to Hitchin town centre (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 33.4 sq m / 360 sq ft
 First Floor = 30.8 sq m / 331 sq ft
 Outbuilding = 13.6 sq m / 146 sq ft
 Total = 77.8 sq m / 837 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		69
(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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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

Viewing by appointment only

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