



**Maxwells Path, Hitchin    Guide Price   £210,000 to £220,000**



**GUIDE PRICE £210k to £220k | NO CHAIN - Possible quick move in!**  
**| Ideal for First-Time Buyers: Manageable and welcoming space perfect for those entering the property market | Great Investment Opportunity: High demand area promises consistent occupancy and solid returns for investors | Efficient Kitchen: Compact and thoughtfully designed kitchen for quick and easy meal preparation | Comfortable Living Space: Bright and spacious living room with ample natural light and modern décor | Modern Shower Room: Luxury shower room with high-end hotel-like features for a touch of daily indulgence | White Walls Ready for Personalisation: The simple, clean décor acts as a blank canvas for your artistic flair, allowing you to infuse your new home with personal style and charm | Prime Location: Quiet lane setting just a 12-minute walk from Hitchin's lively market square | Commuter's Dream: With the mainline station just over a mile away, you'll enjoy swift and easy commutes, making your work-life balance simpler and sweeter |**



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### **Perfect Starter Home or Investment in a Vibrant Market Town**

#### **A Lifestyle Upgrade**

Imagine starting your day with a leisurely 12-minute stroll to Hitchin's cobbled market square, grabbing a coffee from one of the charming local cafes, and feeling the community vibe. This ground floor flat offers more than just a place to live; it's an entry into a lifestyle of convenience and local charm.

#### **Stress-Free Commuting**

Tucked away in a quiet lane, this flat is perfect for those who need a smooth work-life balance. The mainline station is just over a mile away, making your commute to London a breeze. Say goodbye to the stress of long, tiring journeys and hello to more time for yourself.

#### **Modern Comforts**

This home features a luxury modern shower room, reminiscent of a high-end hotel, ensuring you start and end your day with a touch of indulgence. The compact kitchen is thoughtfully designed for efficiency, making daily chores quick and easy, leaving you more time to enjoy your new home.

#### **Private Outdoor Space**

Having your own private courtyard garden is a rare find in such a central location. It's a perfect spot for morning coffee, evening relaxation, or a small gathering with friends. Your personal outdoor retreat adds an extra layer of enjoyment to this fantastic property.

#### **Ideal for First-Time Buyers and Investors**

If you're a first-time buyer, this flat offers a manageable and welcoming space to call your own. For investors, the high demand for properties in this area promises consistent occupancy and a solid return on investment. Moving here is not just about a new home, it's about upgrading your lifestyle.





### **Convenience at Your Doorstep**

Despite the tranquility of its location, everything you need is within walking distance. From local shops and markets to the convenience of a nearby train station, your new home ensures that you are always close to the action while enjoying peace and quiet at home.

Embrace the opportunity to live in a home that meets your needs and exceeds your expectations. Don't let this chance slip away – a perfect blend of convenience, comfort, and modern living awaits you.

### **| ADDITIONAL INFORMATION**

Council Tax Band - B

EPC Rating - C

Leasehold - 955 years remaining

### **| GROUND FLOOR**

Living Room: Approx 13' 6" x 11' 4" (4.11m x 3.45m)

Kitchen: Approx 7' 8" x 6' 5" (2.34m x 1.96m)

Bedroom One: Approx 11' 1" x 9' 10" (3.38m x 3.00m)

Shower Room: Approx 6' 4" x 5' 2" (1.93m x 1.57m)

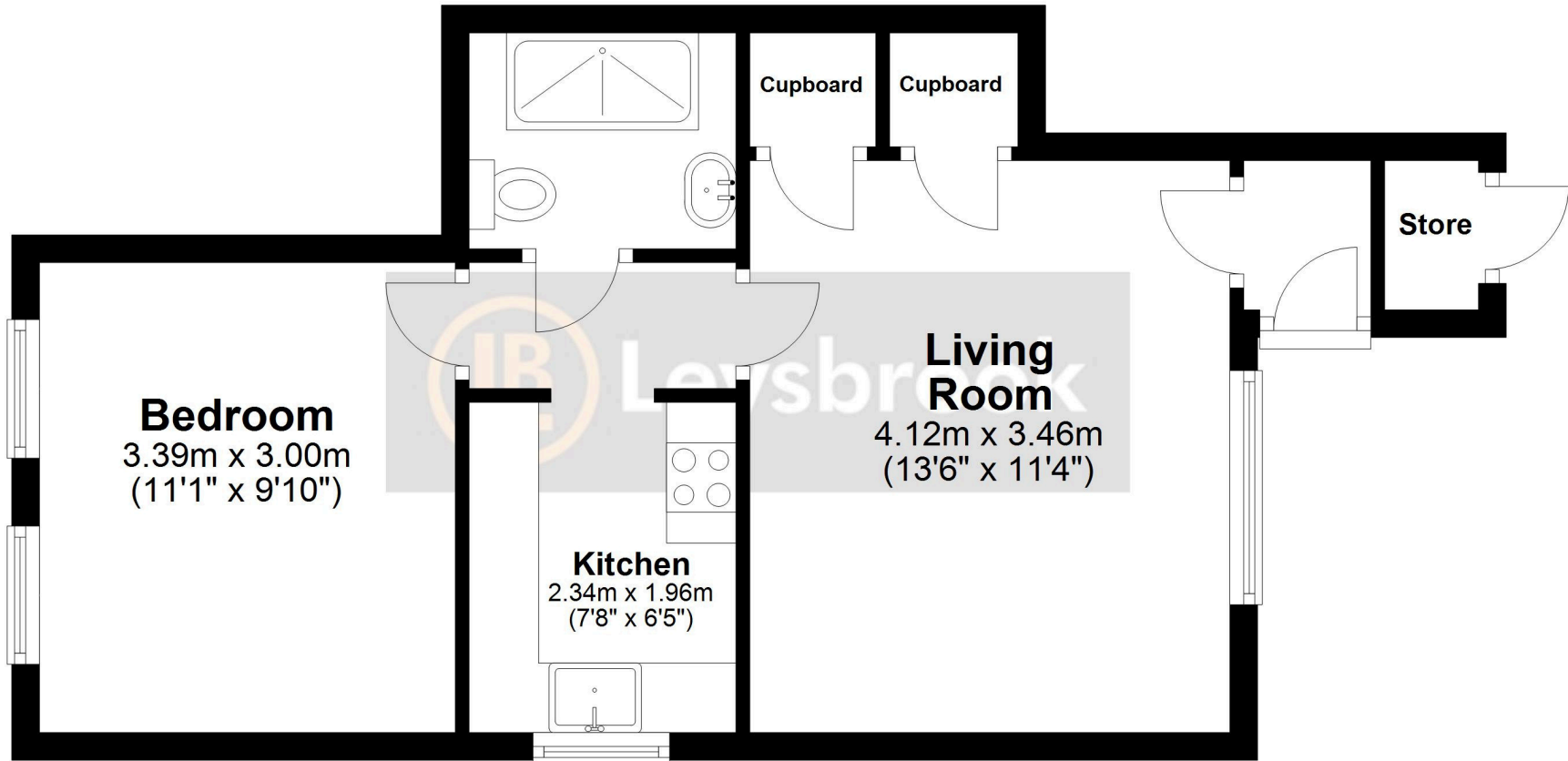
### **| OUTSIDE**

Private courtyard garden - great outside sun trap



# Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



**Total area: approx. 38.7 sq. metres (416.5 sq. feet)**

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.





## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

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