



Watersmeet

Hitchin | Hertfordshire | SG4 0AF

www.stonegate-estates.co.uk



WATERSMEET

Property Description

Positioned in a highly sought-after location within easy walking distance to Hitchin's mainline train station, this stylish three-bedroom end-of-terrace townhouse presents an exceptional opportunity for buyers seeking contemporary living with convenience.

Spread over three floors, the property offers spacious and versatile accommodation, featuring a generous living area, a modern fitted kitchen, and three well-proportioned bedrooms. The principal bedroom benefits from its own private en-suite, adding a touch of luxury to everyday living.

Externally, the property boasts an enclosed rear garden—ideal for relaxing or entertaining—while secure underground parking ensures peace of mind and practicality. Situated in a desirable development, this home offers the perfect blend of town-centre accessibility and residential tranquility, with Hitchin's vibrant town centre, highly regarded schools, and beautiful open spaces all within easy reach.

Key features include:

Three-bedroom end-of-terrace townhouse

Principal bedroom with en-suite shower room

Modern family bathroom and ground floor cloakroom

Private enclosed rear garden

Secure underground parking

Short walk to Hitchin mainline station (London St Pancras in under 35 mins)

Close proximity to Hitchin's town centre, shops, and amenities

Not yet on the market – early interest invited

£495,000 Leasehold





Approximate Gross Internal Area
Ground Floor = 32.7 sq m / 352 sq ft
First Floor = 33.8 sq m / 364 sq ft
Second Floor = 22.4 sq m / 241 sq ft
(Excluding Eaves)
Total = 88.9 sq m / 957 sq ft

Reduced headroom below 1.5m / 5'0"

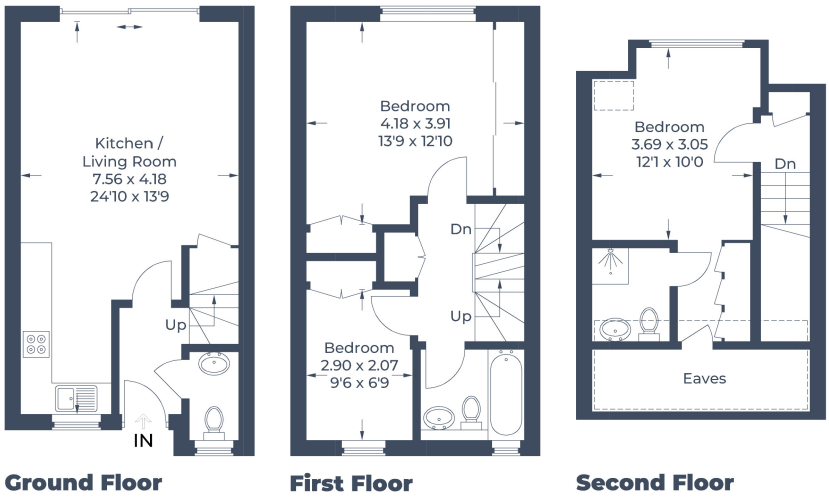


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Stonegate



- Three Bedroom Town House
- Under Ground Secure Parking
- En-suite Shower Room to Master
- Viewing Advised to Fully Appreciate
- Beautiful Finish Throughout
- Modern Kitchen
- Accommodation over 3 Floors

EPC Rating: C

Stonegate Estate Agents

01462 438979

sales@stonegate-estates.co.uk | www.stonegate-estates.co.uk

