



Tilehouse Street

Hitchin, Hertfordshire,
SG5 2DY

Guide Price £525,000

COUNTRY PROPERTIES

PART OF HUNTERS

Originally dating back to the 18th century, this former architect's office is now a beautiful grade II listed townhouse located on one of Hitchin's iconic streets in the very heart of the town centre. With modernisation throughout, the property has kept its original charming period features and now offers a fine home set over three floors. The accommodation can be used in a number of ways with three excellent reception rooms, all of which could be used as bedrooms, a ground floor kitchen/breakfast room, a first floor luxury bathroom suite and a further shower room on the second floor. The property has the added benefit of two allocated parking spaces to the rear and a cellar providing the potential to extend the living space, subject of course to planning consents.

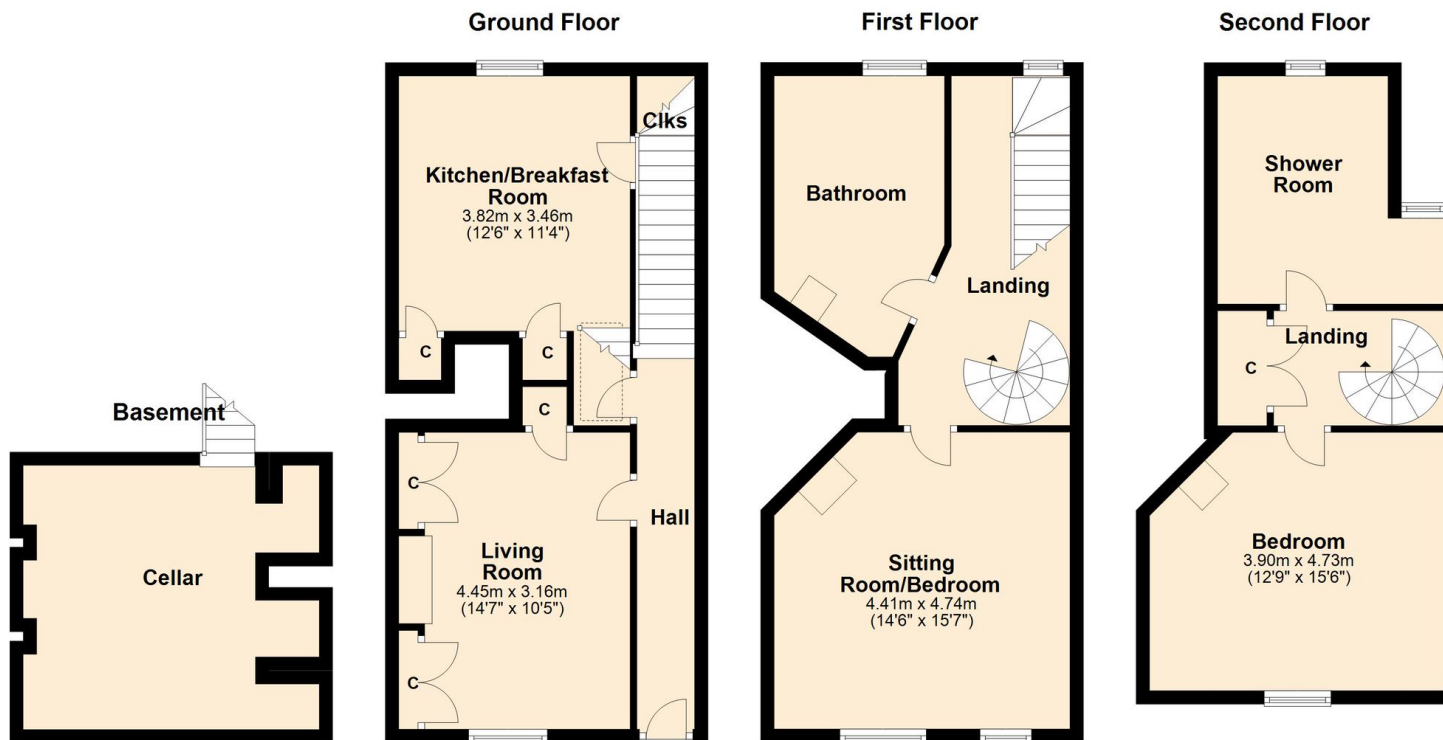
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 beautiful grade II listed townhouse situated on Tilehouse Street
- Accommodation arranged over four floors including the cellar
- Allocated parking for two cars
- The perfect blend of contemporary living with character features
- 0.3 mile, 6 mins walk to Hitchin town centre (as per Google maps)
- 1.1 mile, 23 mins walk to Hitchin Mainline Train Station (as per Google maps)









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E	44	53
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

84 Tilehouse St, Hitchin

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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