



Bearton Road

Hitchin,
Hertfordshire, SG5 1UB
Guide Price £725,000

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A superb four bedroom character home located on a much sought-after road affording easy access to the town centre and main line station as well as offering an excellent choice of schooling for all ages.

This fine family home offers well balanced and versatile accommodation spaciouly arranged over three floors. The ground floor commences with the entrance hallway which leads through to the main accommodation. To the front of the property is the living room with feature multi fuel burner and bay window. The kitchen area has been opened up and completely transformed to present a wonderful open kitchen and living/family space. This then flows through to the rear garden via the double doors. The first floor houses three good sized bedrooms and family bathroom with the remaining bedroom and additional bathroom on the second floor which benefits from wonderful views over Hitchin roof tops.

Outside to the rear of the property is a wonderful private and mature rear garden. The immediate patio area is covered by a purpose built veranda making it a usable space all year round. To the rear of the garden is a decked area with seating and a shed. The main part of the garden is laid to lawn with flower beds and mature trees.

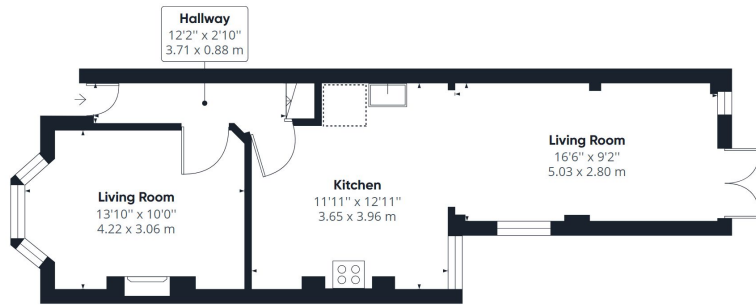
Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide 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 four bedroom family home arranged over three floors
- Sought after location offering an excellent choice of local schools
- Wonderful open kitchen and family room with separate front living room
- Enclosed mature rear garden with two seating areas
- 0.9 mile, 18 mins walk to Hitchin mainline train station (as per Google maps)
- 0.8 miles, 15 mins walk to Hitchin town centre (as per Google maps)

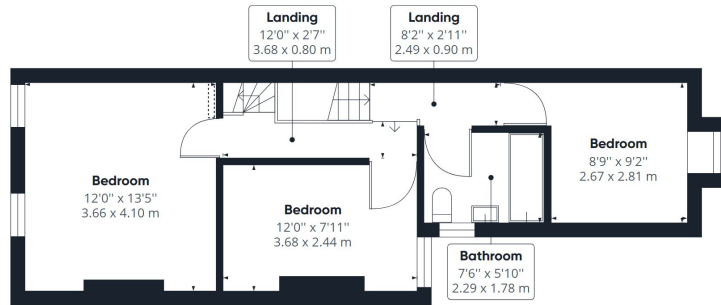




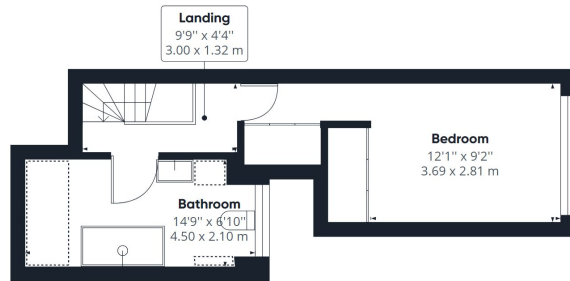




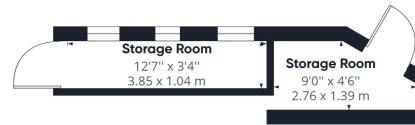
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1265.06 ft²
117.53 m²

Reduced headroom

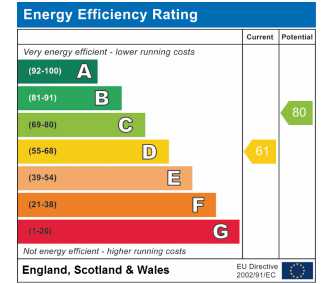
30.45 ft²
2.83 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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