



Dale Close

Hitchin,
Hertfordshire, SG4 9AS
Guide Price £1,395,000

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A truly stunning mid-century home located in a peaceful cul-de-sac in the ever popular South Hitchin occupying 1/3 acre plot.

This stunning five bedroom home offers upside down living with a modern semi - open plan living space including living room, dining space and stylish fitted kitchen all offering stunning elevated views of the mature rear garden and doors from the dining and kitchen onto a private balcony. All 5 bedrooms are located on the lower ground floor with the principle bedroom enjoying its own en-suite and doors opening straight into the garden. Also on this level is a family bathroom and separate study area.

The south east facing rear garden is a particular feature of the home and slopes gently away from the front of the house and opens into a wonderfully private and mature rear garden with an expanse of lawn, various trees and well stocked borders.

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.

- Five bedroom, two bathroom detached family home
- Quiet cul-de-sac in south Hitchin
- Detached Garage
- Generous 1/3 acre plot with large rear garden
- 0.9 mile, 19 mins walk to Hitchin town centre (as per Google maps)
- 1.5 miles, 34 min walk to Hitchin train station (as per Google maps)



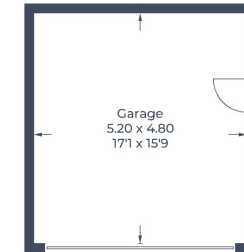




Approximate Gross Internal Area
 Ground Floor = 109.5 sq m / 1,179 sq ft
 First Floor = 85.1 sq m / 916 sq ft
 Garage = 25.0 sq m / 269 sq ft
 Total = 219.6 sq m / 2,364 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



(Not Shown In Actual Location / Orientation)

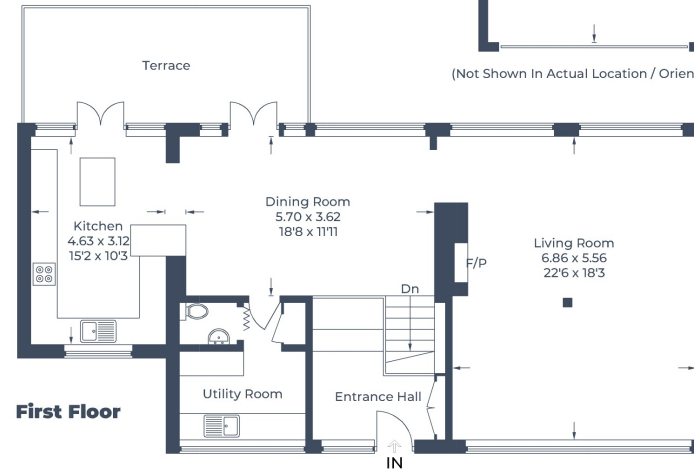
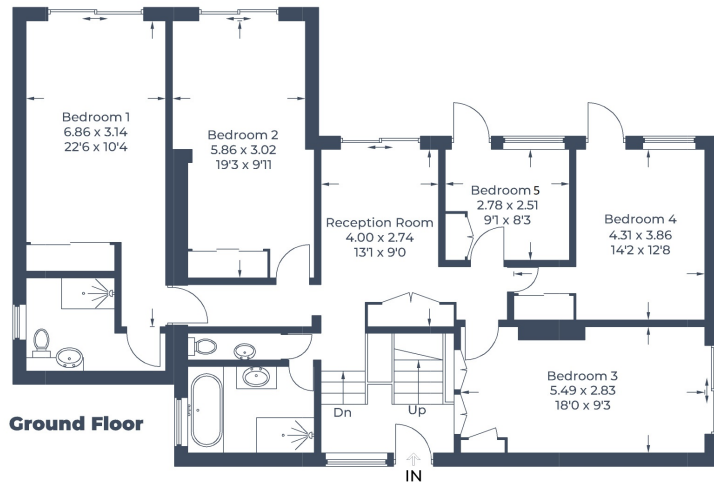


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Viewing by appointment only

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