



Hampden Road

Hitchin,
Hertfordshire, SG4 0LB
Guide Price £725,000

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A delightful four bedroom family home located on a highly sought after tree lined road providing easy access to the town centre and station.

This fine home offers wonderfully light and well-balanced accommodation arranged over three floors. The ground floor features a charming bay fronted living room with doors through to the dining room. To the rear is the kitchen with side door leading out to the rear garden. The floor is completed with a conservatory to the rear offering double doors to the garden. On the first floor there are three bedrooms and a family bathroom. The second floor offers a large bedroom.

To the rear of the property is a fantastic South East facing garden with mature trees and shrubs and is a real feature of the property. It has a large expansive lawn with a new patio area with a superb wooden BBQ hut and shed. To the front of the property is a block paved drive providing off road parking and access to the garage. There is a lawn area and shrub 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.

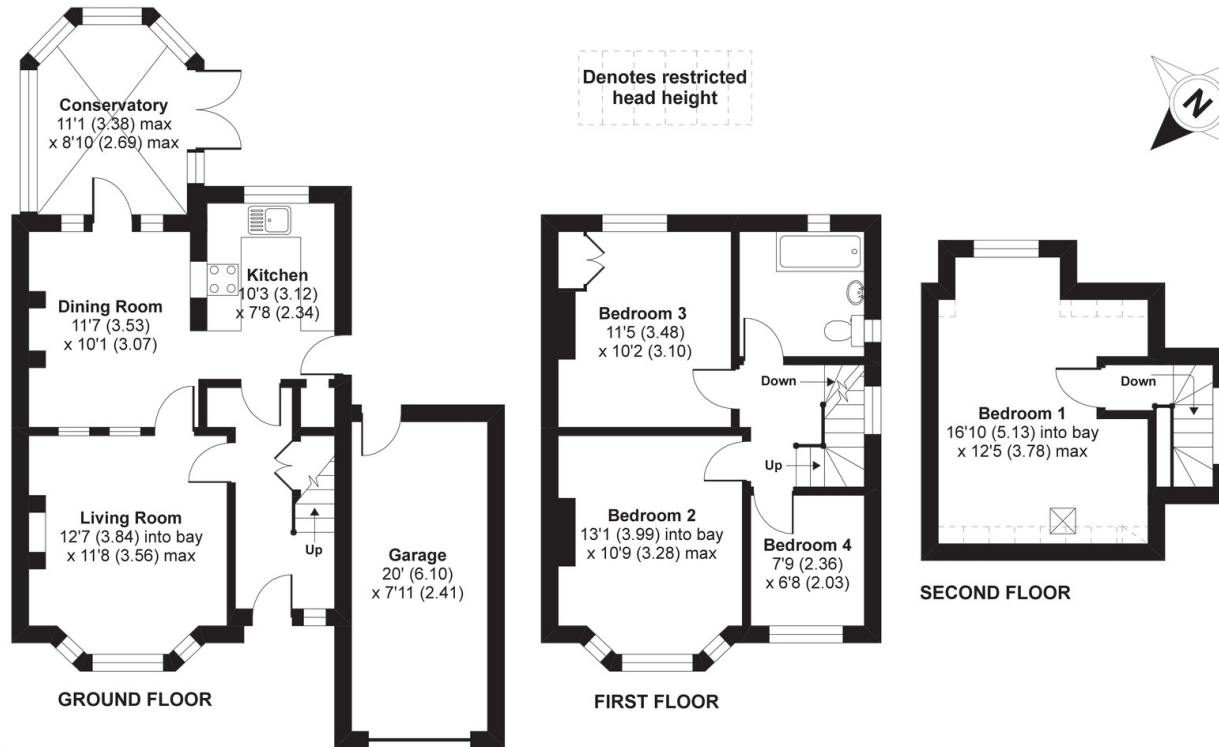
- A wonderful four bedroom semi-detached family home
- Separate reception rooms and additional conservatory
- Superb and mature south east facing rear garden
- Driveway and garage providing off road parking
- 0.9 miles, 17 mins to Hitchin train station (as per Google maps)
- 1.3 miles, 28 min walk to Hitchin town centre (as per Google maps)







APPROX. GROSS INTERNAL FLOOR AREA 1313 SQ FT 122 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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

Viewing by appointment only

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