



# Bearton Green

Hitchin,  
Hertfordshire, SG5 1UG  
Guide Price £925,000

COUNTRY PROPERTIES  
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A wonderful Art Deco four bedroom semi-detached family home that occupies a generous plot of 0.10 of an acre. The property is located on one of Hitchin's highest regarded roads and is within walking distance of the town centre, local amenities and the mainline railway station. This home offers well balanced and extended accommodation which is arranged evenly over two floors. The front entrance leads to a generous hallway which in turn offers access to a storage cupboard, downstairs cloakroom and stairs to the first floor accommodation. The ground floor comprises a beautiful front to back dual aspect living room with a feature fireplace and patio doors leading out to the rear garden. The fitted kitchen is exemplary in its finish and has been extended to step down into the beautiful garden room. With two large windows and double glass doors not only do you benefit from views over the garden but allows the light to stream through. This floor is completed with a utility room and additional storage room. Upstairs, there is a light and airy principal bedroom featuring built-in wardrobes, bedrooms two and three are good sized doubles and bedroom four is currently used as a home office. The floor is finished with both the three piece family bathroom suite and additional separate walk-in shower room.

The property resides on a lovely private plot that backs onto gardens so isn't overlooked. The garden has been cleverly designed and landscaped to offer a lovely patio area, generous lawn with mature and planted borders. To the rear of the garden is an additional seating area, mature trees and shed. The garden is fully enclosed by timber fence. To the front of the property is a gravelled driveway providing off road parking for multiple cars. This is again enclosed by mature hedging and there is a pathway leading to the front door.

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 cafes, restaurants and pubs. There are also highly regarded girls' and boys' schools. There is also a mainline railway station providing direct access to Kings Cross, St Pancras and Cambridge.

- A wonderful four bedroom semi-detached family home
- Beautifully presented accommodation with a homely feel
- Exceptionally sought-after location, centrally situated to local amenities
- Enclosed rear garden that isn't overlooked
- 1.2 mile, 24 mins walk to Hitchin mainline train station (as per Google Maps)
- 1.1 mile, 21 mins walk to Hitchin town centre (as per Google Maps)

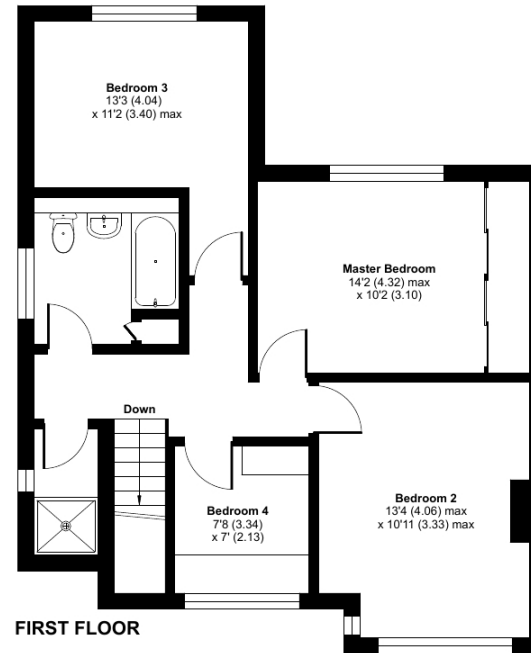
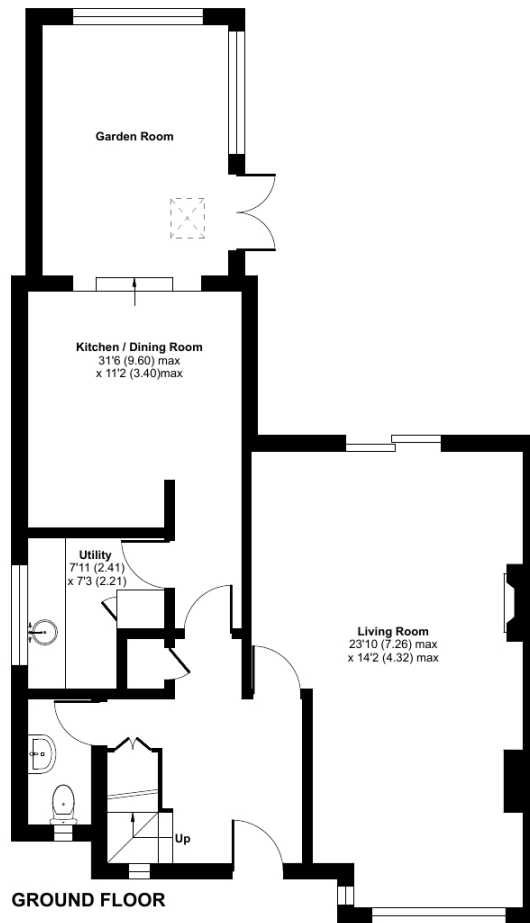






Approximate Area = 1457 sq ft / 135.3 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1048416



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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