



Millard Way

Hitchin,
Hertfordshire, SG4 0QF
Guide Price £695,000

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properties

A wonderful four bedroom detached family home located in a highly sought after area in the Rosehill area of Hitchin. The property is situated within walking distance of local schools, Hitchin's mainline train station and local amenities.

This home offers balanced accommodation throughout and is arranged over two floors. The accommodation commences with the large entrance hall with understairs storage cupboard and stairs rising to the first floor accommodation. From here there are doors through to both the kitchen and living room which then opens up through to the dining area. Upstairs, offers a generous landing with split staircase. To the left are three bedrooms and a family bathroom. To the right is the dual aspect principal bedroom suite with built-in wardrobes and ensuite shower room. The property resides on a mature plot with an enclosed rear garden bordered by trees and shrubs. To the front of the property is a driveway providing ample off road parking and leads up to the single garage.

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.

- Four bedroom detached family home
- Separate reception rooms offering generous accommodation
- Front and rear gardens with garage and off road parking
- Wonderful dual aspect principal bedroom suite
- 0.9 mile, 18 mins walk to Hitchin mainline railway station (as per Google Maps)
- 1.5 mile, 31 mins walk to Hitchin town centre (as per Google Maps)
- NO ONWARD CHAIN









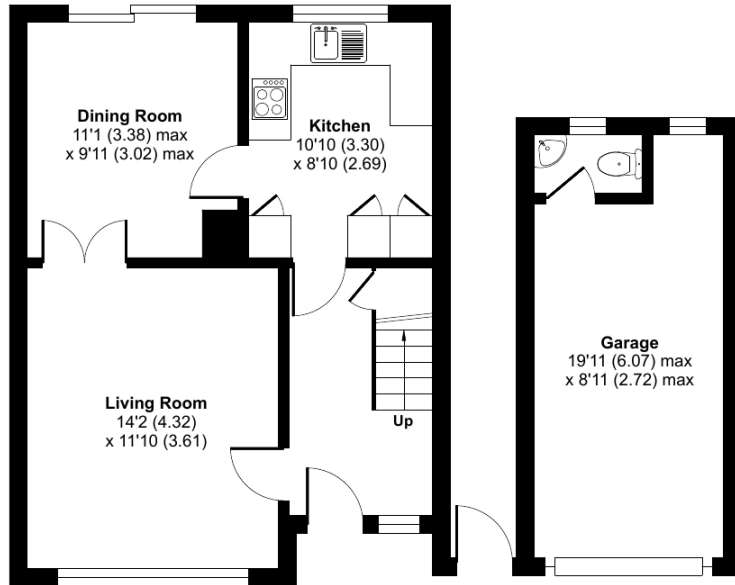
Approximate Area = 1216 sq ft / 112.9 sq m

Garage = 178 sq ft / 16.5 sq m

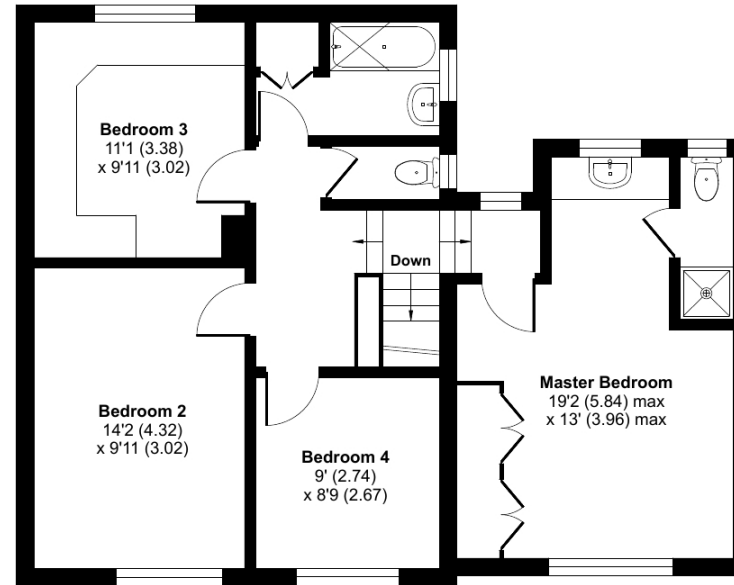
Total = 1394 sq ft / 129.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1028413



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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