



Harkness Way

Hitchin,
Hertfordshire, SG4 0QL
Guide Price £475,000

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Presenting a charming, semi-detached property currently for sale, located in a quiet and peaceful neighbourhood, near esteemed local schools. The home is well-maintained, boasting a neutrally decorated interior that provides an elegant canvas for personalisation.

The property comprises two inviting reception rooms, each with its unique charm. Reception room one is a cosy haven featuring a beautiful fireplace, with the added benefit of direct access to a well-kept garden. This room also provides a pleasing garden view. The second reception room is a bright space, highlighted by large windows, offering a wealth of natural light.

The home also features a modern kitchen, fitted with modern appliances. The kitchen is flooded with natural light, boasting a bright and airy space for culinary endeavours.

On the first floor there are three bedrooms, with the third bedroom noted for its spaciousness. Alongside these rooms, the property also houses two bathrooms. Bathroom one is a luxurious space featuring a free-standing bath, perfect for indulgent, relaxing soaks. The second bathroom offers a refreshing experience with a modern rain shower.

To the rear, the property features an inviting mature garden, and to the front a driveway providing ample off-road parking, and also benefits from a garage.

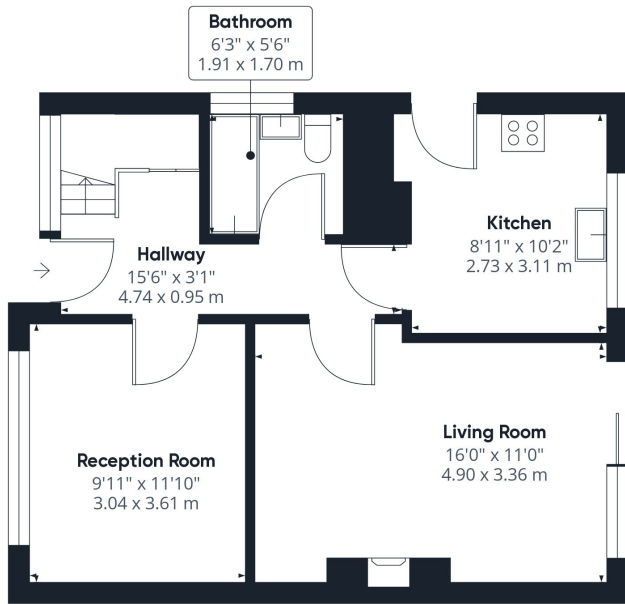
With its serene location, modern amenities, and neutral décor, this property offers an ideal home for those seeking peace and tranquillity. Viewings are highly recommended to fully appreciate what this beautiful property has to offer.

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.

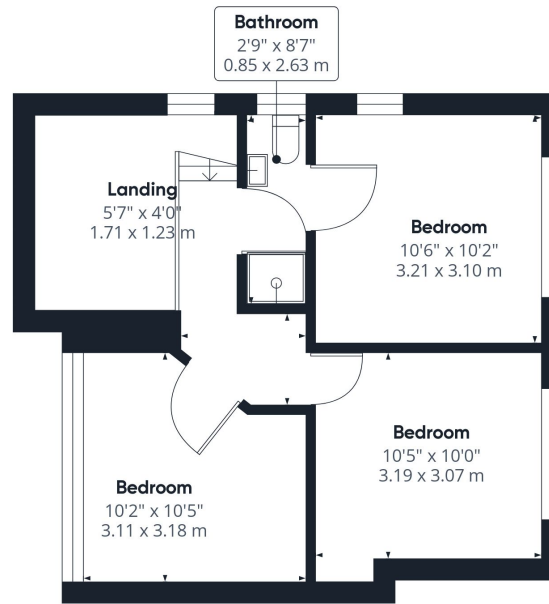
- Semi-detached property
- Three spacious bedrooms
- Two reception rooms
- Well-kept garden
- Ample off road parking and garage
- Near esteemed schools
- 1.0 mile, 19 min walk to Hitchin train station (as per Google maps)
- 1.5 miles, 30 mins walk to Hitchin town centre (as per Google Maps)
- Chain free



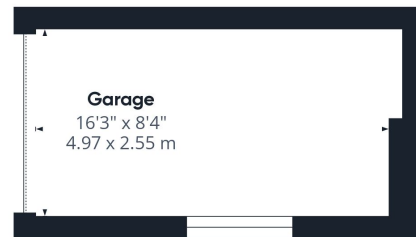




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1042.87 ft²
96.89 m²

(1) Excluding balconies and terraces

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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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