



Benslow Rise

Hitchin,
Hertfordshire, SG4 9QX
Guide Price £1,250,000

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A five-bedroom detached family home located on one of Hitchin premier roads providing easy access to the town centre, station and an excellent choice of schooling for all ages.

This fine family home offers versatile and well balanced accommodation spaciouly arranged over two floors with the ground floor featuring dual aspect living room, dining room and study as well as an extended open plan kitchen breakfast room with separate utility. The five bedrooms are all located on the first floor along with the family bathroom and separate shower room.

Enjoying a generous plot, the property was extended by the current owners and offers further scope for additional extension, subject of course to the usual planning consents.

Outside is a wonderfully private and enclosed rear garden with an expanse of lawn, well stocked beds and mature trees. To the front is a carriage driveway providing off road parking and a detached 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.

- A five bedroom detached house
- Two bathrooms
- Sought after location
- Detached garage and carriage driveway
- Scope for extension - STTP
- 0.6 miles, 13 min walk to Hitchin town centre (as per Google Maps)
- 0.2 miles, 4 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 101.5 sq m / 1,092 sq ft
 First Floor = 78.1 sq m / 841 sq ft
 Garage = 19.2 sq m / 207 sq ft
 Total = 198.8 sq m / 2,140 sq ft



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			
		85	88
England, Scotland & Wales		EU Directive 2002/91/EC	

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Viewing by appointment only

Country Properties | 6, Brand Street | SG5 1HX

T: 01462 452951 | E: hitchin@country-properties.co.uk

www.country-properties.co.uk

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