

Brampton Park Road, Hitchin, SG5

Fullbrook & Floor
estate agents



Key Features

- 1930's Semi-Detached
- Three Bedrooms
- Extended Kitchen Breakfast Room
- Living Room
- Generous Garden
- Garage & Off Road Parking
- Central Location
- Walking Distance To Town & Train Station
- Close To Highly Regarded Schools
- Opposite King Georges Park

The Property

A sought after 1930's three bedroom semi-detached home located in Brampton Park Road, ideally positioned within walking distance of the highly regarded primary and secondary schools, town centre and railway station with easy access to London St. Pancras.

The accommodation is well arranged and begins on the ground floor with an entrance hall, with doors leading to a good-sized living room which opens through to a dining area featuring patio doors onto the rear garden.

There is also a downstairs cloakroom and a well-presented extended kitchen/breakfast room, offering access to both the garden and the (extended) garage. To the first floor are three bedrooms and a family bathroom.

The property enjoys a landscaped, mature rear garden with patio area, while to the front there is off-road parking for several cars in addition to the garage. The house offers excellent potential for further enhancement or extension, subject to planning permission.

Directly opposite is King George's Park, offering green open space, children’s play areas, skate park and sports facilities, making this an ideal home for a growing family seeking a prime Hitchin location.

Viewing highly recommended.

Guide £700,000

















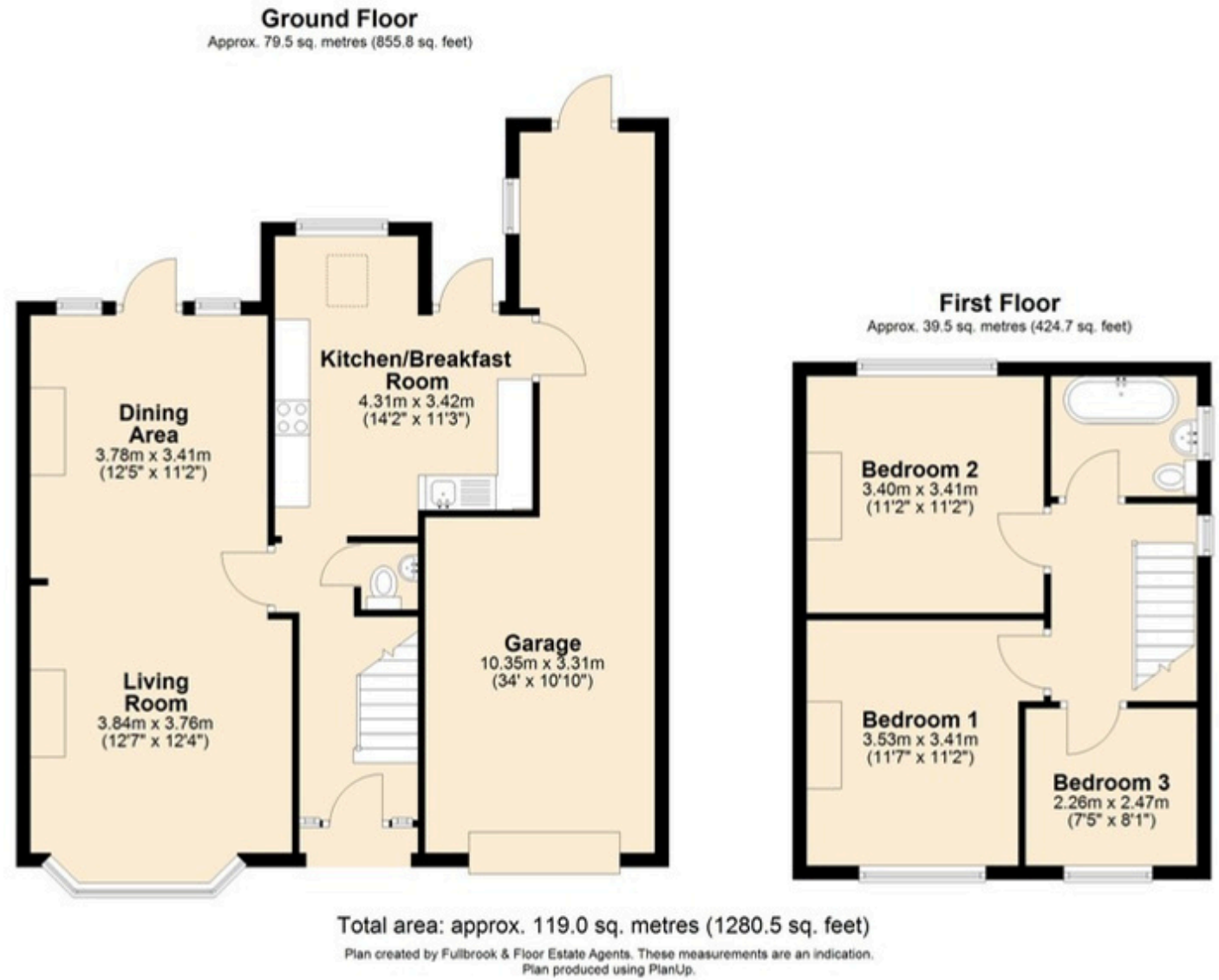












Total area: approx. 119.0 sq. metres (1280.5 sq. feet)

Plan created by Fullbrook & Floor Estate Agents. These measurements are an indication.
Plan produced using PlanUp.

What is nearby:

- Strathmore Infant & Nursery School - 0.2 mile
- Our Lady Primary School - 0.4 mile
- The Priory Secondary School - 0.6 mile
- Hitchin Boys' School - 1.1 mile
- Hitchin Girls' School - 1.2 mile
- Town Centre - 0.9 mile
- Railway Station - 1 mile
- King Georges Playing Fields/Hitchin Rugby Club - 0.1 mile

(source: Google Maps)

Disclaimer:
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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