



Westbury Close

Hitchin,
Hertfordshire, SG5 2NE
Guide Price £535,000

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Situated within a quiet residential cul-de-sac, this is a well proportioned four bedroom semi detached family home offering versatile accommodation, generous living space, and attractive gardens to both the front and rear.

The ground floor features two reception rooms, providing excellent flexibility for modern family living, alongside a fitted kitchen and a bright conservatory overlooking the rear garden. An additional ground floor bedroom/study offers further versatility, making it ideal for those working from home, guests, or multi-generational living. A convenient downstairs shower room completes the ground floor accommodation.

Upstairs, the property benefits from three well sized bedrooms and a family bathroom, creating a practical layout for growing families.

Outside the home enjoys well maintained front and rear gardens, offering space for outdoor entertaining and. To the front, a driveway provides off road parking for added convenience.

Offering excellent family accommodation in a popular Hitchin location, this attractive home is ideal for buyers seeking space, flexibility, and convenience. Early viewing is highly recommended.

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 semi-detached family home
- Two reception rooms
- Conservatory overlooking the rear garden
- Additional ground floor bedroom/study
- Family bathroom and separate downstairs shower room
- Driveway providing off-road parking
- 0.6 miles, 14 min walk to Hitchin town centre (as per Google maps)
- 1.3 miles, 29 mins walk to Hitchin train station (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 74.8 sq m / 805 sq ft
 (Including Garage)
 First Floor = 40.8 sq m / 439 sq ft
 Total = 115.6 sq m / 1,244 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(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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