



Bearton Green

Hitchin,
Hertfordshire, SG5 1UL
£950,000

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Situated on the highly desirable Bearton Green, one of Hitchin's most sought-after residential roads, this beautifully presented and thoughtfully extended four-bedroom family home offers spacious and stylish accommodation throughout, perfectly suited to modern family living.

The property has been tastefully updated by the current owners and features a superb semi open-plan layout, creating a bright and sociable living environment. At the heart of the home is a stunning fitted kitchen complete with a central island, seamlessly flowing into the family living and dining areas. A bespoke built-in media wall provides an impressive focal point to the main living space, combining practicality with contemporary design.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a stylish and well-appointed family bathroom.

Externally, the professionally landscaped rear garden provides an attractive space for entertaining and family enjoyment, benefitting from pleasant views towards King George's Playing Field. To the front, a driveway provides off-road parking.

Beautifully presented throughout and ready to move straight into, this exceptional home also offers scope for further extension, subject to the necessary planning permissions and consents, allowing future owners the opportunity to enhance the accommodation further if desired.

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.

- Extended four-bedroom family home in sought-after location
- Stunning semi open-plan living space with central island kitchen
- Principal bedroom with en-suite plus stylish family bathroom
- Professionally landscaped rear garden with views towards King George's Playing Field
- Beautifully presented throughout
- Driveway parking
- Scope for further extension (STPP)
- 0.9 miles, 18 min walk to Hitchin town centre (as per Google Maps)
- 1.2 miles, 23 min walk to Hitchin train station (as per Google Maps)

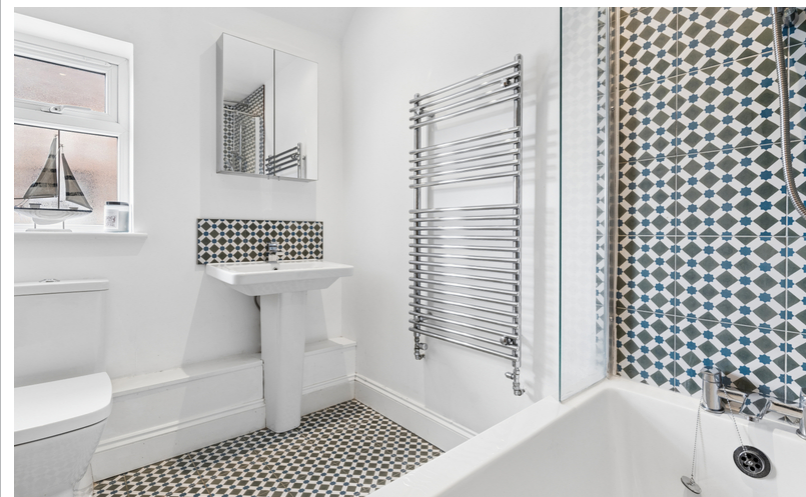








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	73
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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