



Woodcote House

Queen Street, Hitchin,
Hertfordshire, SG4 9TL
Guide Price £250,000

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A spacious and well appointed three bedroom duplex maisonette ideally positioned in the heart of Hitchin town centre, offering generous living accommodation arranged over two floors, a private balcony, and the rare benefit of a large garage

The property is accessed via the third floor, where you are welcomed into a well proportioned kitchen/diner, thoughtfully designed to provide ample storage and workspace. A door from the kitchen opens onto a private balcony, enjoying elevated views across Hitchin town centre.

The light and airy upper level comprises the main living accommodation, featuring a bright and spacious living room with views to St Marys Church. There are three generous bedrooms with view over Windmill Hill, offering flexibility for use as a bedroom, home office or guest space and a well appointed family bathroom.

Externally, the property further benefits from a large garage with fitted electric – a valuable addition within such a central location, providing secure parking and additional storage and a separate communal under cover secure bike storage.

We have been advised by the vendor that the remaining lease on the property is 125 years from June 2003, with a Service Charge and combined Ground Rent of £562.62 paid quarterly.

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.

- Duplex maisonette
- Three bedrooms
- Kitchen/Diner
- Private balcony
- Gas central heating
- Lift access
- Garage with electric
- Hitchin town centre location
- 0.7 miles, 16 mins walk to Hitchin train station (as per Google Maps)





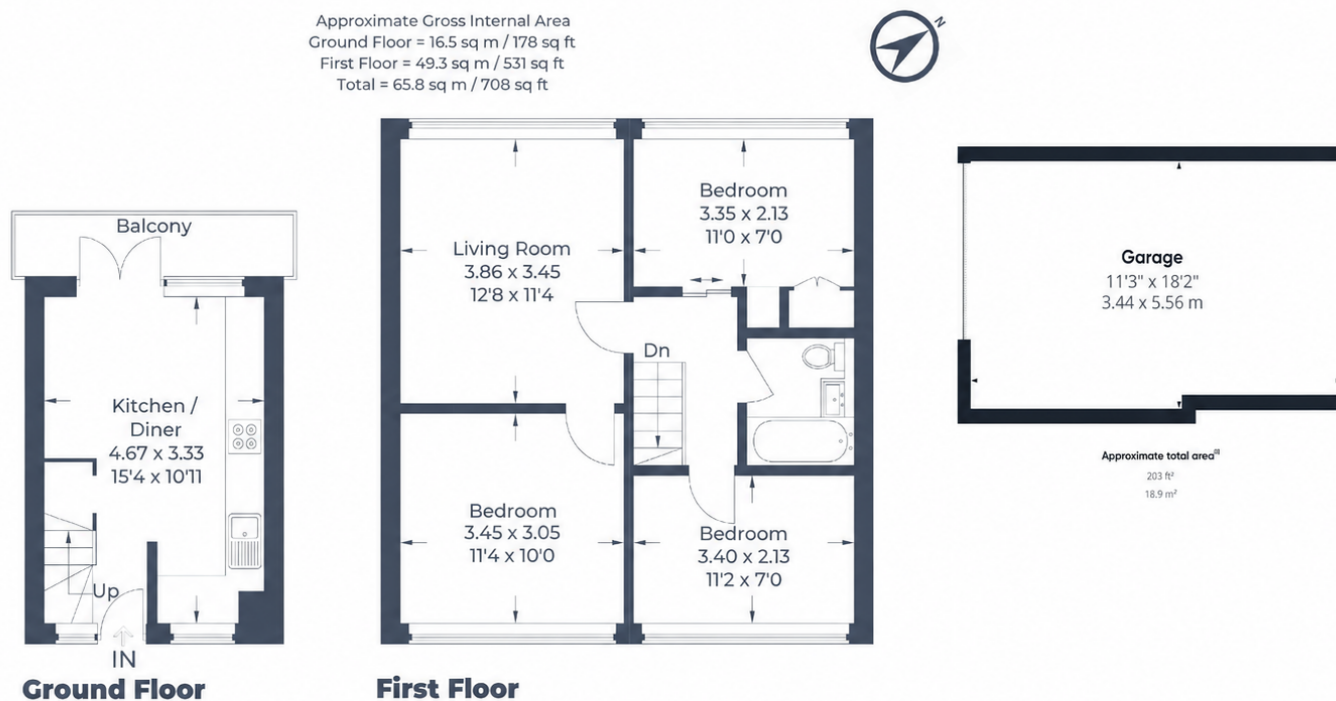


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	66	76
	EU 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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