



Grange Close

Hitchin,
Hertfordshire, SG4 9HD
Guide Price £600,000

country
properties

A three bedroom detached family home, situated within a desirable cul-de-sac location in the popular market town of Hitchin.

The ground floor accommodation comprises an entrance porch leading into a spacious living room, providing ample space for everyday family living. To the rear, there is a modern kitchen/dining room offering good potential, with access through to a conservatory that overlooks the rear garden and features doors opening out onto the outside space.

Upstairs, the property offers three well proportioned bedrooms along with a contemporary family bathroom, providing practical accommodation for a growing family.

Externally, the property benefits from an enclosed rear garden with access to a single garage, as well as side access leading to the front. The front of the property provides driveway parking.

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.

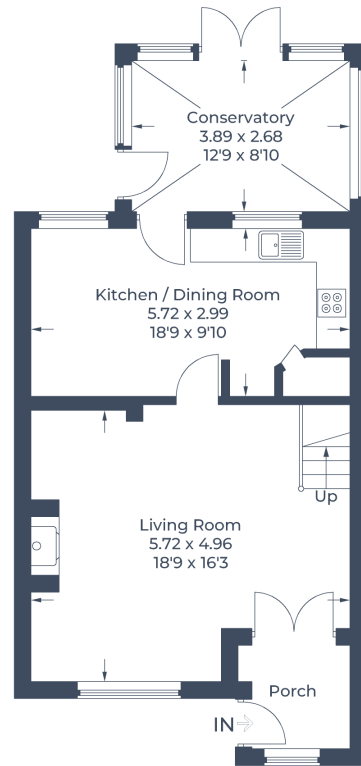
- Detached family home
- Three generous bedrooms
- Cul de sac location
- Open plan kitchen/dining room
- Garage and driveway parking
- 1.1miles, 26 mins walk to Hitchin town centre (as per Google Maps)
- 1.5 miles, 35 mins walk to Hitchin train station (as per Google Maps)



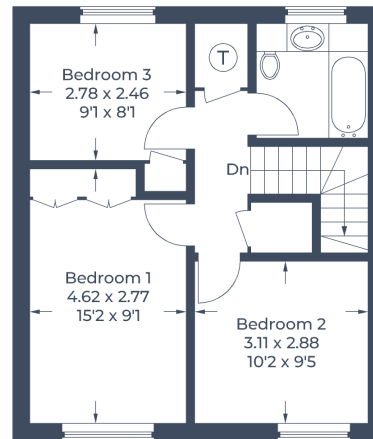




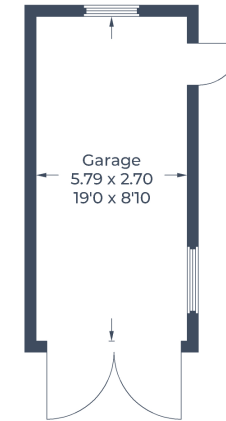
Approximate Gross Internal Area
 Ground Floor = 60.4 sq m / 650 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 119.3 sq m / 1,284 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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	
(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

81

63

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

Country Properties | 81, Hermitage Road | SG5 1DB
 T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

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