



Ruskin Lane

Hitchin,
Hertfordshire, SG4 0PN
Guide Price £550,000

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A Beautifully Extended Three Bedroom Semi Detached Family Home

Situated in a popular and well established residential location, this property is a beautifully presented three bedroom semi-detached home that has been thoughtfully extended to create spacious and versatile accommodation, perfectly suited to modern family living.

A welcoming entrance hall leads to a bright and inviting front reception room, providing an ideal space to relax and unwind.

To the rear of the property, the home opens into a spacious extended kitchen/dining room, creating the true heart of the home. Designed with both everyday living and entertaining in mind, this impressive space offers ample room for dining and family gatherings, with direct access to the garden.

The first floor comprises three well proportioned bedrooms, all served by a contemporary family bathroom.

The property benefits from a private driveway providing off-road parking and leading to the garage, offering further parking or useful storage.

To the rear, the enclosed garden provides a private and secure outdoor space, ideal for children, entertaining, or simply enjoying the warmer months. Predominantly laid to lawn with patio seating areas, it offers an excellent extension of the living accommodation.

Offering spacious accommodation, practical family living, and an excellent location, this property is an ideal home for growing families and those seeking a property ready to move straight into.

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 three-bedroom semi-detached home
- Spacious front reception room
- Impressive open plan kitchen/dining room
- Separate utility room
- Three well-proportioned bedrooms
- Garage and private driveway
- 1.4 miles, 32 mins walk to Hitchin town centre (as per Google Maps)
- 1.1 miles, 24 min walk to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 74.3 sq m / 800 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Total = 113.8 sq m / 1,225 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	77
		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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