



# Kipling Close

Hitchin,  
Hertfordshire, SG4 0DU  
Guide Price £400,000

country  
properties

Situated at the end of a peaceful cul-de-sac, this well-presented two-bedroom semi-detached home offers spacious accommodation throughout.

The ground floor comprises an entrance porch leading into a generous living room, providing an inviting space for relaxation and entertaining. To the rear, the kitchen offers ample storage and workspace, with direct access to the enclosed rear garden, creating an excellent indoor-outdoor flow. Upstairs, the property benefits from two substantial double bedrooms and a family bathroom, offering comfortable accommodation for a variety of lifestyles.

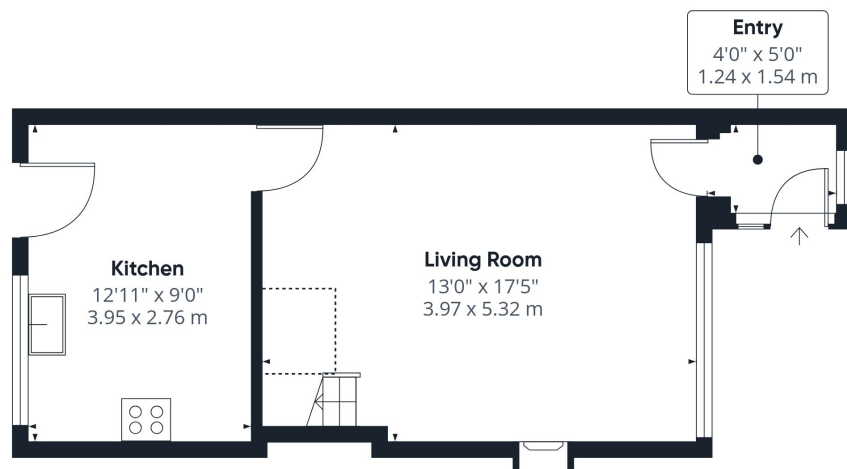
Externally, the property enjoys a private rear garden, perfect for outdoor dining and leisure. Further benefits include a single garage with power and light and driveway parking, providing convenient off-road parking.

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.

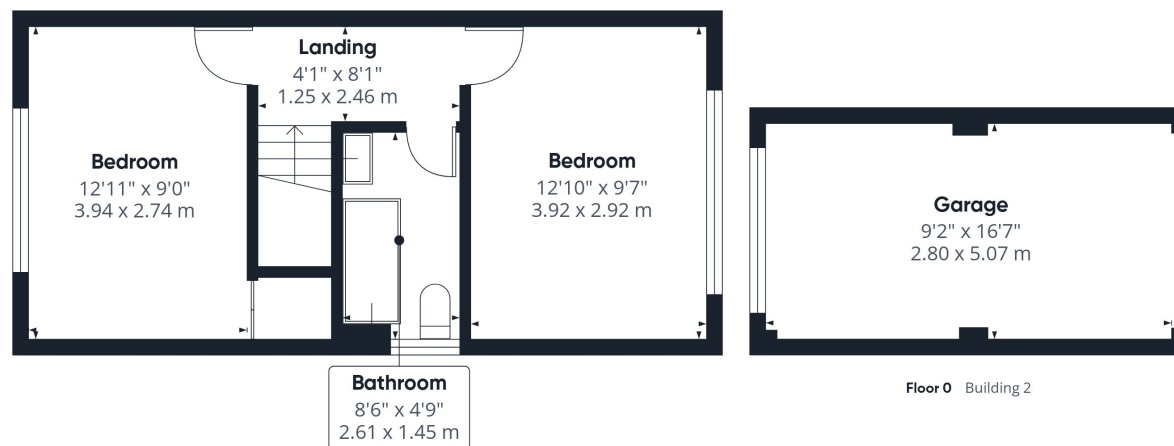
- Semi-detached house
- Two generous bedrooms
- Front and rear gardens
- Driveway parking and garage
- 1.1 miles, 21 min walk to Hitchin train station (as per Google Maps)
- 1.4 miles, 31 ins walk to Hitchin town centre (as per Google Maps)







Floor 0 Building 1



Floor 0 Building 2

Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

840 ft<sup>2</sup>  
78 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

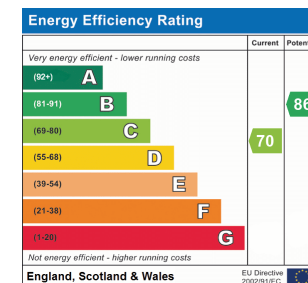
(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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