



Campbell Close

Hitchin,
Hertfordshire, SG4 0RH
Guide Price £425,000

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Situated in a popular residential location, this beautifully presented and extended two bedroom end terrace home offers spacious and versatile accommodation, making it an ideal first-time purchase, downsizing opportunity or investment.

The property is entered via a welcoming entrance hall which leads through to a modern fitted kitchen, thoughtfully designed with a range of contemporary units and work surfaces. To the rear, the extended living room provides an excellent entertaining and family space, with direct access onto the attractive Southerly facing rear garden, allowing plenty of natural light to flood the room. On the first floor, there are two generous double bedrooms, both offering ample space for furnishings, together with a well-appointed family bathroom.

Externally, the Southerly facing rear garden provides the perfect space for relaxing and outdoor dining. A particular feature is the insulated garden shed, complete with power, making it ideal for use as a home office, hobby room or additional storage space. To the front of the property, a driveway provides 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.

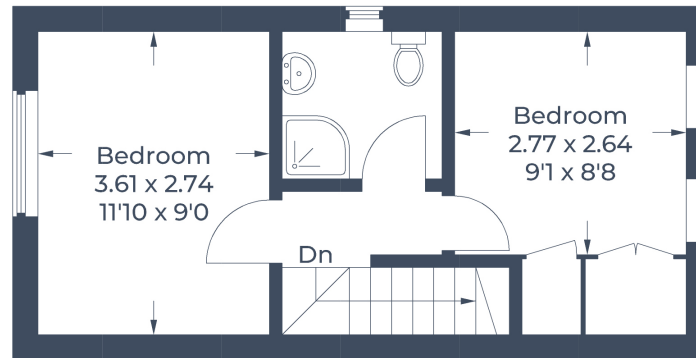
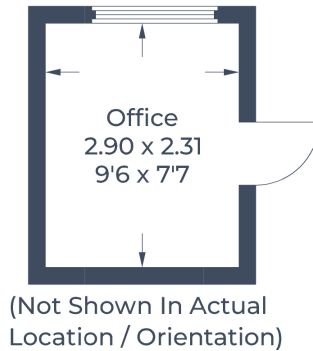
- Extended end of terrace house
- Two generous bedrooms
- Modernised throughout
- Driveway parking
- South facing rear garden
- 0.6 miles, 14 mins walk to Hitchin train station (as per Google Maps)
- 1.1 miles, 25 min walk to Hitchin town centre (as per Google Maps)



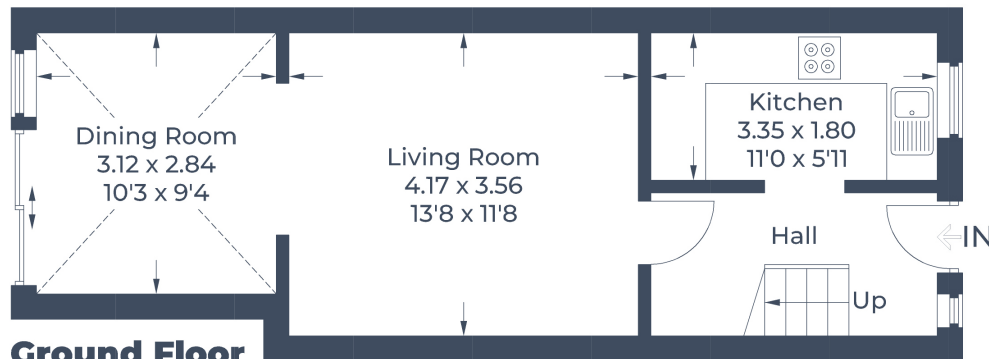




Approximate Gross Internal Area
 Ground Floor = 37.4 sq m / 402 sq ft
 First Floor = 27.7 sq m / 298 sq ft
 Office = 6.7 sq m / 72 sq ft
 Total = 71.8 sq m / 772 sq ft



First Floor



Ground Floor

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		85
(81-91)	B		
(69-80)	C		69
(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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