



Coleridge Close

Hitchin,
Hertfordshire, SG4 0QY
Guide Price £360,000

country
properties

Positioned within a quiet cul-de-sac and occupying a generous plot, this well-presented two-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers.

The property is entered via a welcoming entrance hall which leads through to a bright and comfortable living room, opening seamlessly into the kitchen to create a sociable living space. There are two generously sized bedrooms, with the second bedroom benefiting from direct access to the rear garden via patio doors. A family bathroom completes the internal accommodation.

Externally, the property continues to impress with a substantial enclosed rear garden, predominantly laid to lawn and complemented by a patio seating area, perfect for outdoor entertaining and relaxation. A spacious lean-to to the side provides excellent additional storage or potential for a variety of uses. To the front, a driveway provides off-road parking for two vehicles.

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.

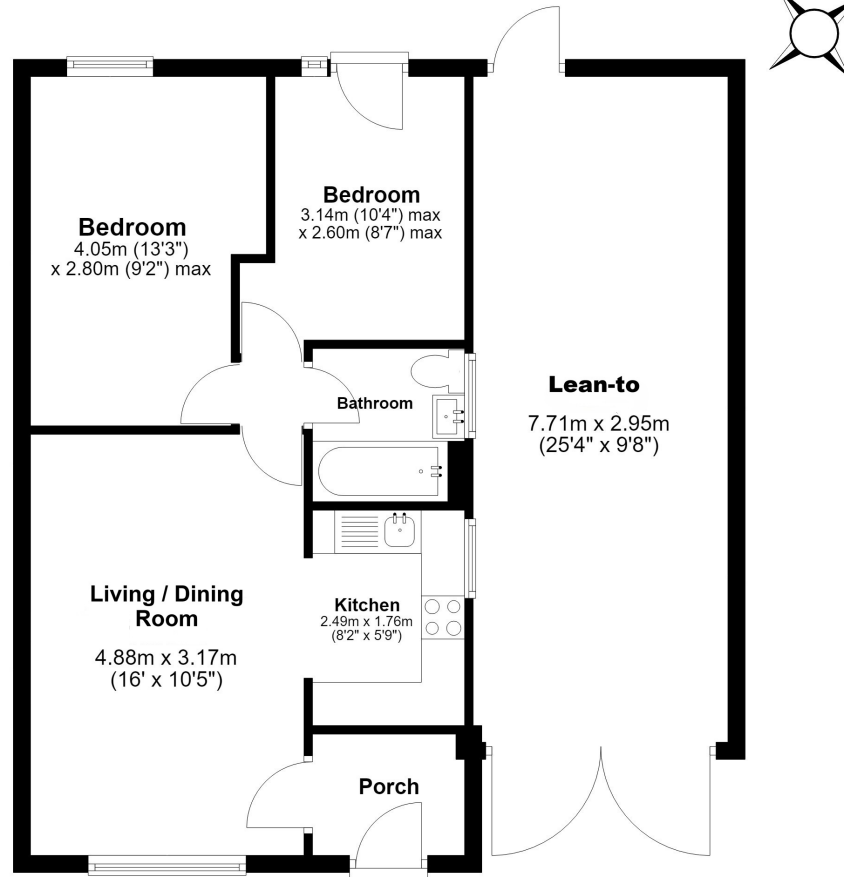
- Two generous bedrooms
- Semi-detached bungalow
- Cul-de-sac location
- Driveway parking
- 1.0 mile, 23 mins to Hitchin town centre (as per Google Maps)
- 0.7 miles, 11 min walk to Hitchin train station (as per Google Maps)





Ground Floor

Main area: approx. 45.3 sq. metres (488.0 sq. feet)
Plus garages, approx. 22.7 sq. metres (244.8 sq. feet)



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Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	82
(55-68)	D	62
(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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