



Westbury Close

Hitchin,
Hertfordshire, SG5 2NF
Offers in Excess of £450,000

country
properties

Occupying a desirable position at the end of the much sought-after cul-de-sac of Westbury Close on Hitchin's highly regarded west side, this three-bedroom semi-detached family home enjoys easy access to the town centre, Samuel Lucas Primary School and Oughtonhead Nature Reserve.

The accommodation comprises a spacious living room that flows seamlessly into the dining area, with sliding doors opening onto the rear garden. There is also a separate fitted kitchen with direct access to the garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking on a driveway for two to three vehicles, a single garage and a well-maintained rear garden.

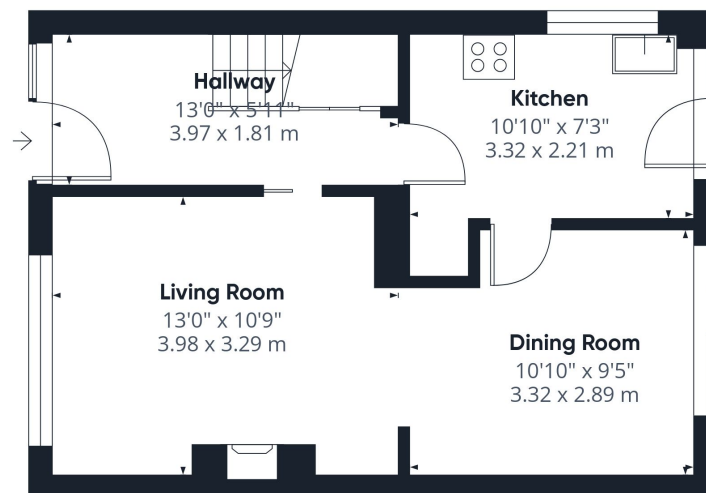
A particular feature of this home is the tremendous scope to extend and enhance, subject to the usual planning permissions and building regulations, allowing purchasers to tailor the property to their own requirements while adding significant future value. This is an excellent opportunity to acquire a family home in one of Hitchin's most desirable residential locations.

- Three bedroom family home
- Off road parking and garage
- Scope and potential to extend (STPP)
- Living room and dining room with doors to the rear garden
- 0.8 miles, 17 min walk to Hitchin town centre (as per Google Maps)
- 1.3 miles, 25 min walk to Hitchin train station (as per Google Maps)
- Close to countryside walks and Oughtonhead Nature Reserve

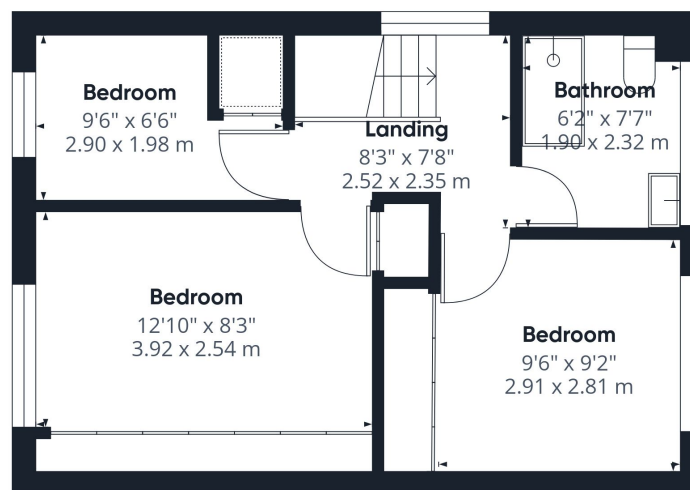








Floor 0



Floor 1

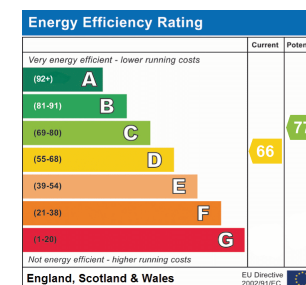


Approximate total area⁽¹⁾
783 ft²
72.7 m²

(1) Excluding balconies and terraces

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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