



Bunyan Close

Pirton, Hitchin,
Hertfordshire, SG5 3RE
Guide Price £650,000

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Set within a quiet cul-de-sac in the highly sought-after village of Pirton, this beautifully extended four/five bedroom end terrace family home offers spacious and versatile accommodation arranged over two floors, perfectly suited to modern family living.

The property welcomes you via an entrance hall leading to an impressive contemporary open plan kitchen/dining room to the rear. Designed as the heart of the home, this stunning space features modern fitted units, ample room for dining and entertaining, and bi-fold doors that seamlessly connect the interior with the south-facing rear garden. Complementing the ground floor is a comfortable living room and a separate utility room, a versatile additional bedroom/reception room, and a stylish shower room, providing excellent flexibility for guests, multi-generational living or home working. The first floor offers four bedrooms, including a superb principal bedroom boasting a striking vaulted ceiling and its own en-suite shower room. The remaining bedrooms are well-proportioned and served by the family bathroom.

Externally, the property enjoys a private and enclosed south-facing rear garden, ideal for relaxing and entertaining, with convenient access to side storage. To the front, driveway parking provides off-road parking.

Pirton is steeped in history dating back to Saxon times and lies at the eastern end of the Chiltern Hills. The village is some five miles west of the lovely market town of Hitchin and just 8 miles from the A1(M). Hitchin 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 family home
- Four/Five bedrooms
- Three bathrooms
- Wonderful kitchen/diner to rear
- South facing rear garden
- Driveway parking
- 3.5 miles, 9 min drive to Hitchin town centre (as per Google Maps)
- 4.8 miles, 11 min drive to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 88.4 sq m / 951 sq ft
 First Floor = 63.5 sq m / 683 sq ft
 Total = 151.9 sq m / 1,634 sq ft

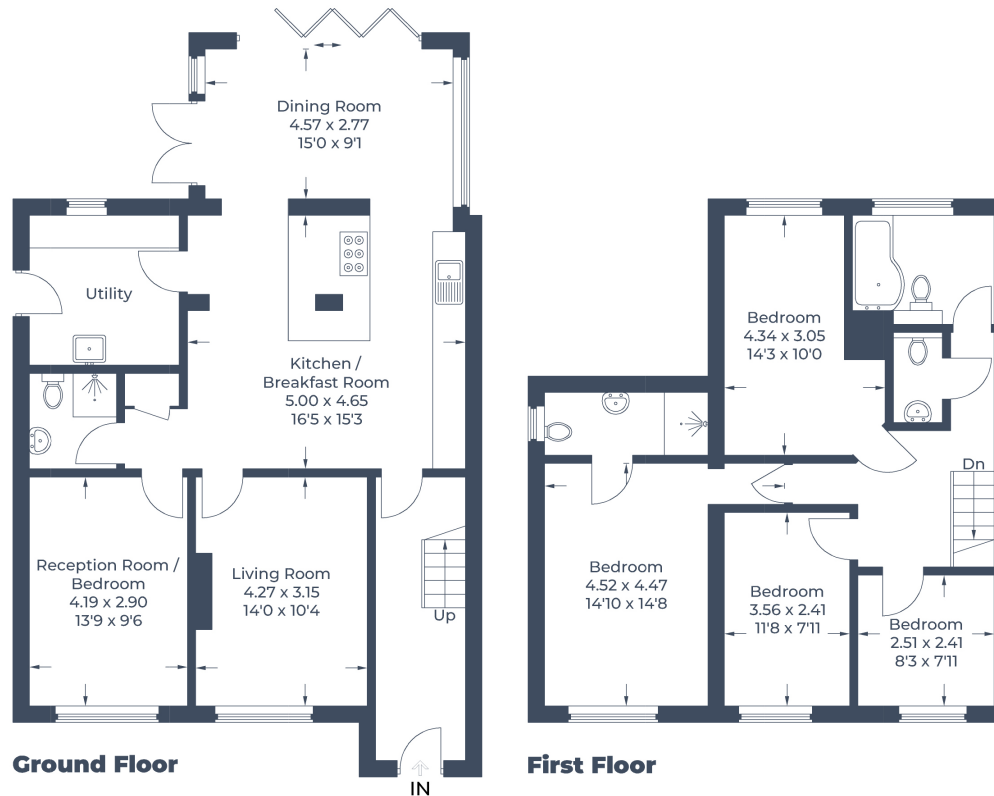


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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