



High Street

Gosmore, Hitchin,
Hertfordshire, SG4 7QG
Guide Price £500,000

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Nestled within the highly sought after village of Gosmore, this charming Grade II Listed three bedroom terraced home beautifully combines character features with modern living, offering a wonderful opportunity for those seeking a picturesque village lifestyle.

The well presented accommodation begins with a spacious reception room, featuring an attractive fireplace that creates a warm and inviting focal point. To the rear of the property is a stylish open plan kitchen/dining room, fitted with a range of modern units, integrated appliances and a breakfast bar, providing an ideal space for both everyday living and entertaining. Double doors open directly onto the generous rear garden, seamlessly connecting the indoor and outdoor spaces.

The first floor comprises three well proportioned bedrooms and a family bathroom.

Outside the property benefits from an enclosed rear garden, perfect for relaxing and enjoying the outdoors. Gated rear access leads directly to the property's off-road parking area and garage.

Gosmore is a hamlet in the parish of St Ippolyts close to the town of Hitchin. There are two pubs in the village and St Ippolyts has a popular primary school with highly regarded girls and boys schools in Hitchin. A mainline railway station provides direct access to Kings Cross and Cambridge from Hitchin.

- Grade II listed character home
- Three bedrooms
- Open plan living to the rear
- Generous garden
- Garage and off road parking
- Desirable village location
- 1.3 miles, 29 mins walk to Hitchin town centre (as per Google maps)
- 2 miles, 8 mins drive to Hitchin train station (as per Google Maps)







Approximate Gross Internal Area
 Ground Floor = 40.3 sq m / 434 sq ft
 First Floor = 40.0 sq m / 430 sq ft
 Garage = 21.4 sq m / 230 sq ft
 Total = 101.7 sq m / 1,094 sq ft

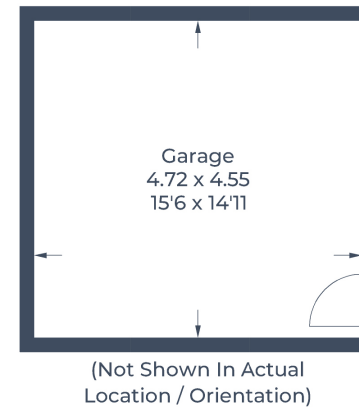
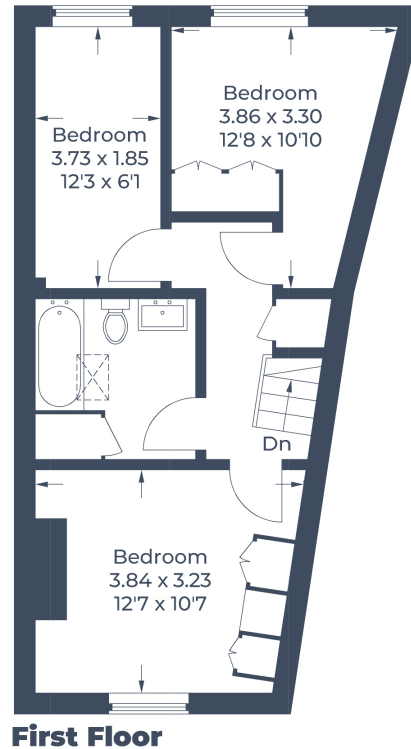
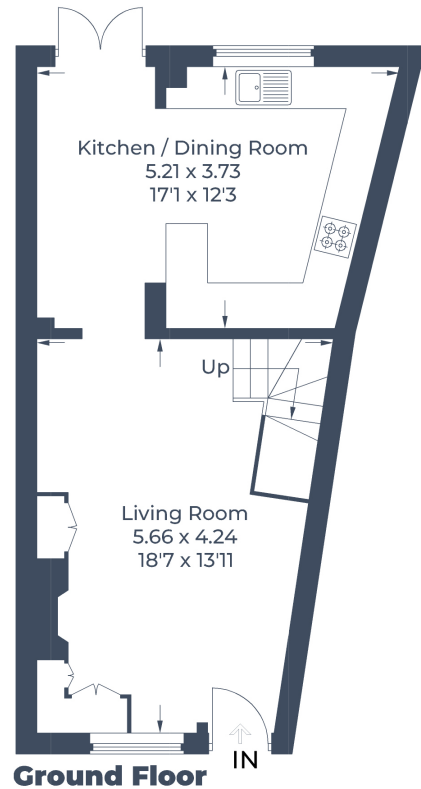


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	78
		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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