



Kitchen Garden Court

Hitchin,
Hertfordshire, SG5 2BY
Guide Price £750,000

country
properties

An Elegant Four Double Bedroom Family Home in an Exclusive Gated Town Centre Development

Situated within the highly sought after Kitchen Garden Court, an exclusive gated development in the heart of Hitchin, this beautifully presented four double bedroom townhouse offers spacious and versatile accommodation arranged over three floors. Combining generous living space with a superb town centre location, this exceptional home is perfectly suited to modern family life.

The welcoming entrance hall leads to a thoughtfully planned ground floor comprising a well-appointed kitchen, a spacious living room, and a separate dining room, providing excellent space for both everyday family life and entertaining.

The first floor offers three generous double bedrooms, served by both a contemporary family bathroom and a separate shower room.

Occupying the entire second floor, the impressive principal bedroom suite enjoys a wonderful sense of privacy and benefits from its own en-suite bathroom, creating a retreat away from the main living accommodation.

To the rear, the property features an attractive courtyard garden, complete with a newly relaid patio, providing a private and low-maintenance space ideal for outdoor dining, entertaining or simply relaxing.

We have been advised by the vendor that there is an annual Service Charge/Maintenance fee of £624.00.

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.

- Spacious four double bedroom townhouse
- Exclusive gated town centre development
- Bright and spacious living room
- Separate dining room
- Principal bedroom with en-suite occupying the second floor
- Private courtyard garden
- Beautifully presented throughout
- 0.3 miles, 6 mins walk to Hitchin town centre (as per Google maps)
- 1.1 miles, 25 mins walk to Hitchin train station (as per Google Maps)



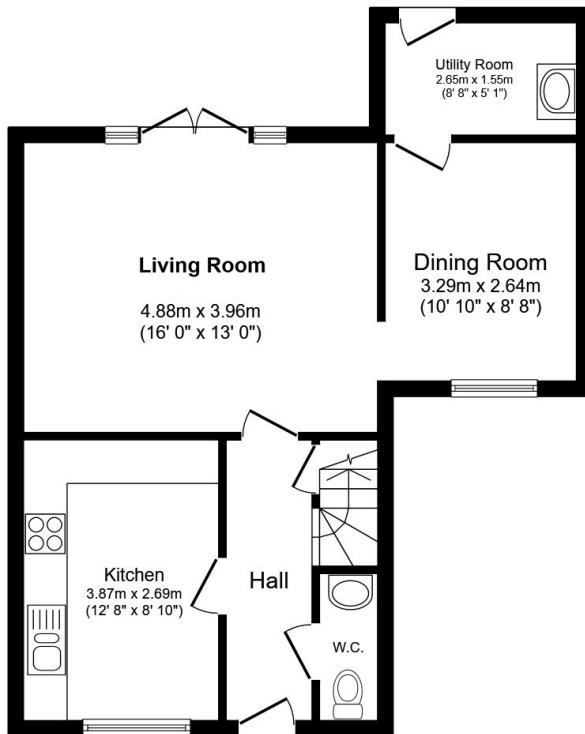




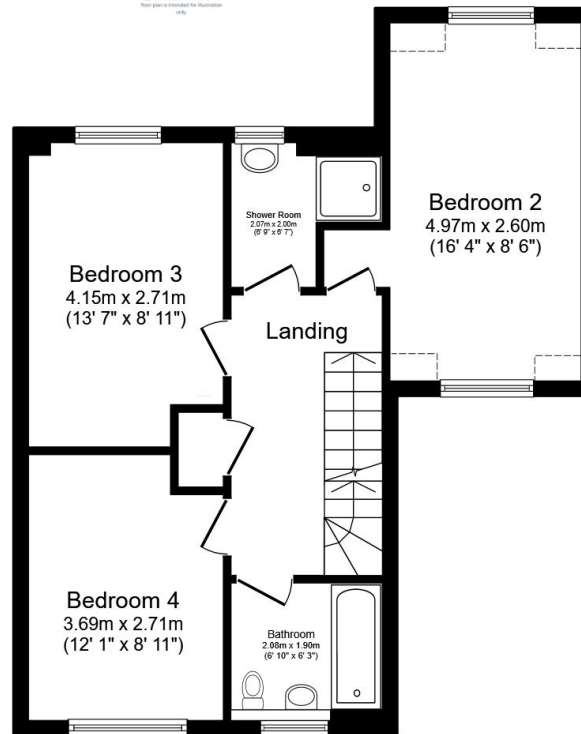
Approximate total area

1,468 sq. ft
136.3 sq. meters

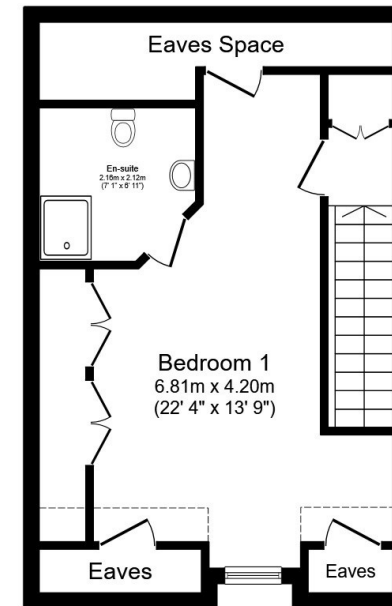
Calculations reference the B2C 1995
All standard measurements are
approximate and not to scale. This
floor plan is intended for information
only.



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79 82
(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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