

Bearton Green

Hitchin,
Hertfordshire, SG5 1UG

Guide Price £775,000

country properties

A Substantial Four Bedroom Semi-Detached Family Home Occupying an Exceptional 0.20 Acre Plot

Occupying one of Hitchin's most desirable residential addresses, Bearton Green presents a rare opportunity to acquire a spacious four bedroom semi-detached family home. Offered to the market chain free, this impressive property combines well proportioned accommodation with outstanding potential, generous parking, and a wonderful position close to the town centre and excellent local schooling.

Having been a much loved family home for many years and retaining lots of its 1930s original features such as picture rails, doors and skirting boards, the property offers an ideal opportunity for its next owners to personalise and create their perfect home in this highly sought after location.

A welcoming entrance hall leads to the ground floor accommodation, comprising a bright and spacious living room, a separate dining room, and a well-appointed kitchen, providing excellent space for both family life and entertaining.

The first floor offers four bedrooms, all enjoying pleasant outlooks over the surrounding gardens. These are served by a family bathroom and the added convenience of a separate WC, making the home practical for busy family living.

Outside, the property occupies a wonderful plot extending to approximately 0.20 of an acre, providing excellent frontage and an impressive rear garden with enormous scope for outdoor living, landscaping or future extension, subject to the necessary planning permissions.

To the front, a substantial driveway provides off road parking for up to eight vehicles, a rare feature that is ideal for growing families, visitors or those requiring space for multiple cars.

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.

- Four-bedroom semi-detached family home
- Highly sought-after Bearton Green location
- Four generous bedrooms
- Well appointed kitchen and separate dining room
- Plot of approximately 0.20 of an acre
- Extensive driveway with off-road parking for up to eight vehicles
- Excellent potential to extend or enhance (subject to the necessary consents)
- Offered to the market chain free
- 1.1 miles, 25 mins walk to Hitchin train station (as per Google Maps)
- 0.8 miles, 12 min walk to Hitchin town centre (as per Google Maps)















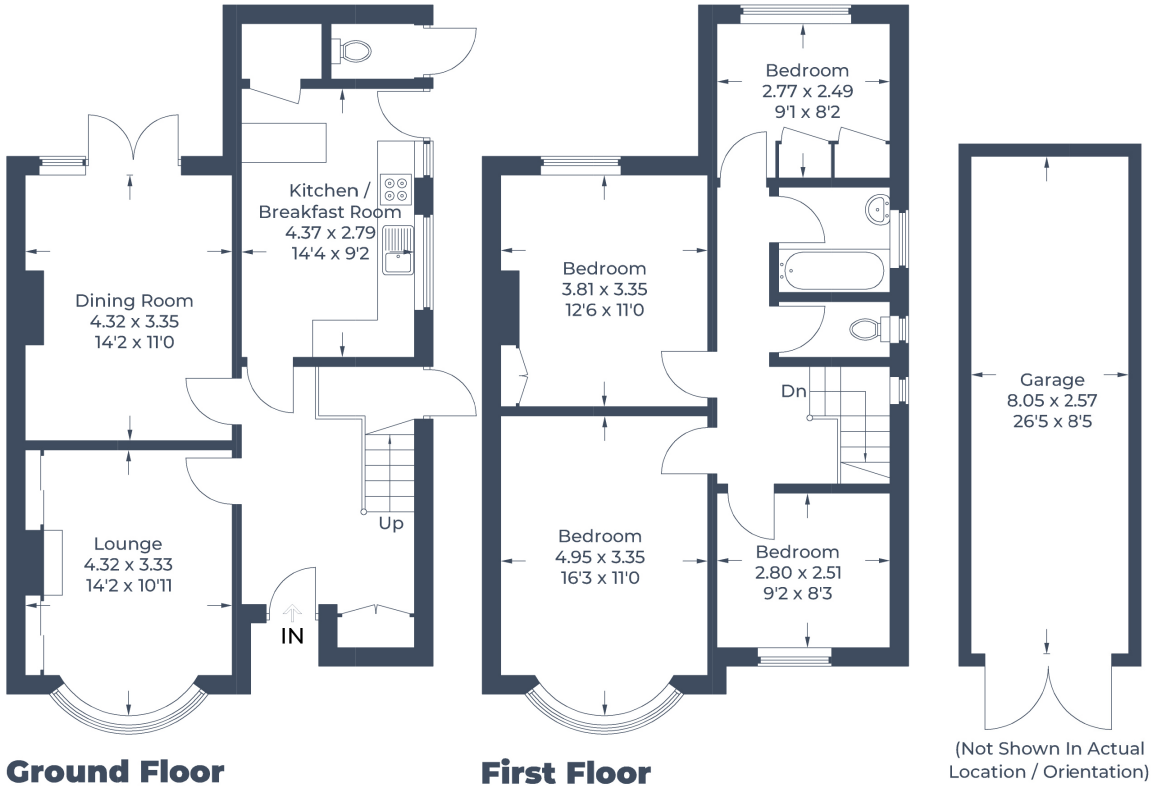








Approximate Gross Internal Area
Ground Floor = 55.4 sq m / 596 sq ft
First Floor = 57.6 sq m / 620 sq ft
Garage / External WC = 21.9 sq m / 236 sq ft
Total = 134.9 sq m / 1,452 sq ft



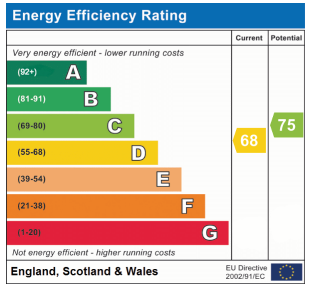


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Country Properties

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

Country Properties | 81, Hermitage Road | SG5 1DB
T: 01462 452951 | E: hitchin@country-properties.co.uk
www.country-properties.co.uk

country properties

country properties