

Lawrence Close

Hitchin,
Hertfordshire, SG4 0BF

Guide Price £425,000

country properties

Tucked away in a quiet cul-de-sac, this attractive modern two bedroom semi detached home offers generous and well-proportioned accommodation, making it an ideal choice for a range of buyers.

On the ground floor, the property comprises a welcoming entrance hall leading through to a spacious living room, perfect for relaxing or entertaining. There is also a convenient cloakroom/WC and a well designed kitchen/dining room, providing ample space. the door from the kitchen leads onto the rear passageway, providing access to the garden.

Upstairs, the property has two large double bedrooms, both offering plenty of space. The principal bedroom benefits from a useful storage cupboard. A family bathroom completes the first floor.

Externally, the home features a delightful south-facing rear garden, ideal for enjoying sunshine throughout the day. There is also side access leading to the front of the property, where you will find a front garden and allocated parking for two cars.

We have been advised by the vendor that there is a Maintenance Charge/Estate Fee of £177.93 (service charge for maintenance of shared parking area) paid per annum.

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.

- Modern semi detached house
- Two generous double bedrooms
- Kitchen/dining room to rear
- South facing rear garden
- Cul de sac location
- Allocated parking for two cars
- 0.9 miles, 20 min walk to Hitchin train station (as per Google maps)
- 1.2 miles, 27 min walk to Hitchin town centre (as per Google Maps)













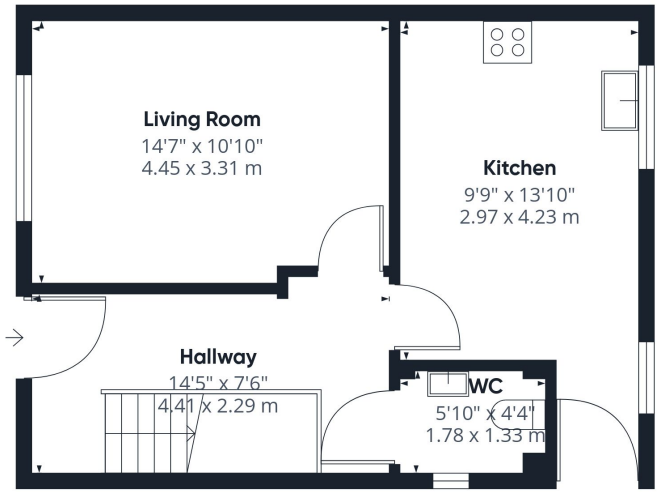




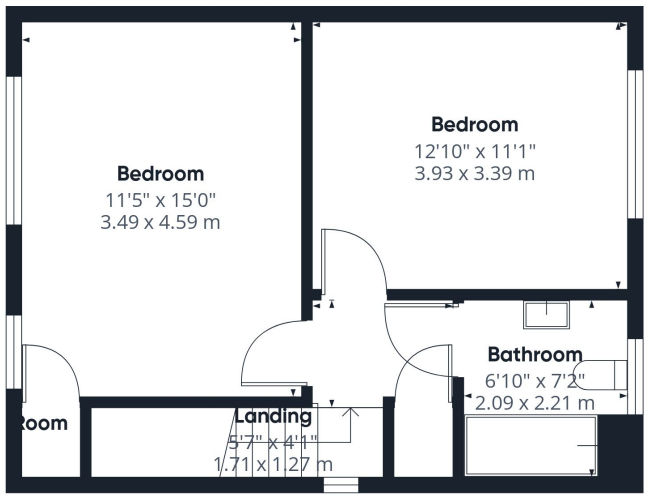








Floor 0



Floor 1

E
N S
W

Approximate total area(1)

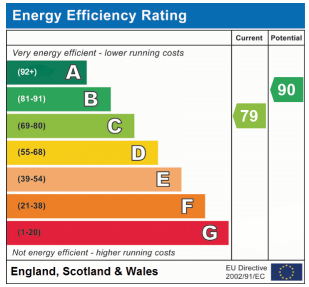
859 ft²

79.7 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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