



Whitegale Close

Hitchin,
Hertfordshire, SG4 9LP
Guide Price £650,000

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Situated in a popular residential location in South Hitchin, within the highly regarded SG4 9 postcode area, the property is a spacious and well-proportioned three double bedroom semi-detached family home, offering excellent accommodation together with front and rear gardens, a driveway and garage.

The property provides a welcoming front living room, creating a comfortable space to relax, while the heart of the home is the excellent kitchen/family room, offering plenty of space for everyday family life and entertaining. A conservatory/dining room provides further versatile living space and enjoys views across the rear garden. A downstairs shower room/WC provides added convenience.

Upstairs, there are three genuine double bedrooms, making this an ideal home for a growing family, with all three rooms offering excellent proportions. A family bathroom completes the first-floor accommodation.

Outside, the property benefits from both front and rear gardens, with the rear garden providing a private space for outdoor entertaining, children's play, or simply relaxing in the warmer months. A driveway and garage provide valuable off-road parking and storage.

The property is offered for sale with no onward chain, making it an attractive proposition for buyers looking for a straightforward move.

A superb opportunity to acquire a spacious family home in a desirable part of South Hitchin, combining excellent bedroom accommodation with flexible living space and convenient parking. Early viewing is highly recommended.

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.

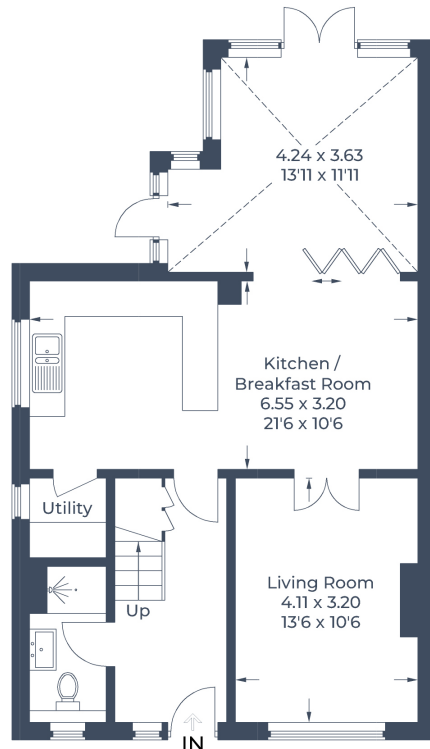
- Three double bedroom semi-detached family home
- Highly sought-after South Hitchin location
- Popular SG4 9 postcode
- Spacious kitchen/family room
- Conservatory/dining room
- Driveway and garage
- Front and rear gardens
- No onward chain
- 0.9 miles, 20 mins walk to Hitchin train station (as per Google Maps)
- 0.7 miles, 14 min walk to Hitchin town centre (as per Google Maps)



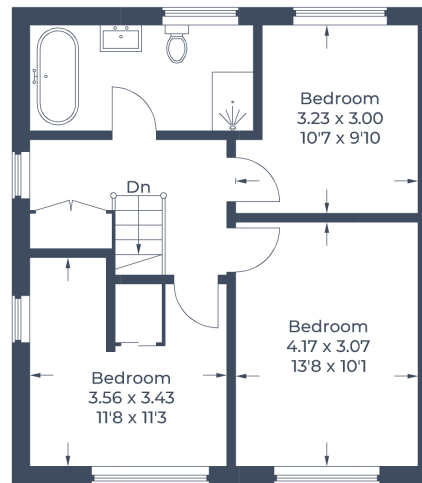




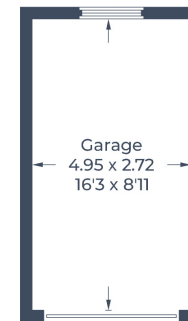
Approximate Gross Internal Area
 Ground Floor = 64.4 sq m / 693 sq ft
 First Floor = 49.5 sq m / 533 sq ft
 Garage = 13.4 sq m / 144 sq ft
 Total = 127.3 sq m / 1,370 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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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		
	68	80
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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