



Cranborne Avenue

Hitchin,
Hertfordshire, SG5 2BS
Offers in excess of £950,000

country
properties

A beautifully presented and versatile detached 3/4 family home, offering a spacious and well-balanced layout arranged over two floors.

Presented in stunning condition throughout, the property combines generous living space with a contemporary feel, including a semi-open-plan living area that works perfectly for both everyday family life and entertaining. The kitchen/breakfast room is perfect for family life, with a study and downstairs WC completing the ground floor. Upstairs there are three good sized bedrooms, with the principal bedroom overlooking the rear garden, and a family bathroom.

Outside, the home enjoys a wonderfully private, mature rear garden, providing a peaceful and secluded setting, while a driveway and garage offer excellent off-road parking and storage.

Ideally positioned close to the town centre, the property also benefits from easy access to a variety of countryside walks towards Charlton and beyond, making it an excellent choice for those looking for both convenience and a great outdoor lifestyle.

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.

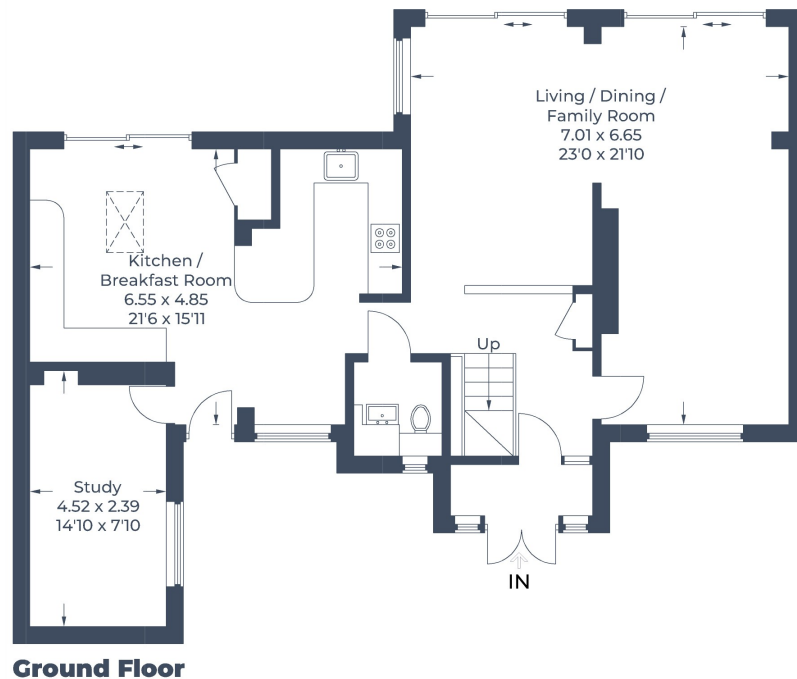
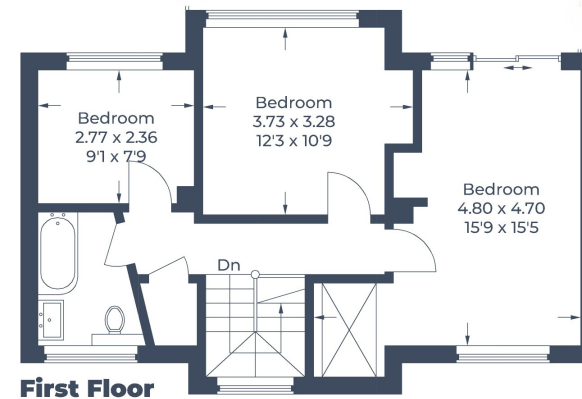
- Stunning 3/4 bedroom detached family home
- Beautifully private mature rear garden
- Garage and driveway parking
- Conveniently located for the town centre and countryside walks
- 1.2 miles, 7 mins walk to Hitchin town centre (as per Google maps)
- 1.6 miles, 35 mins walk to Hitchin train station (as per Google maps)
- 0.7 miles, 15 min walk to Hitchin town centre (as per Google maps)







Approximate Gross Internal Area
 Ground Floor = 93.9 sq m / 1,011 sq ft
 First Floor = 50.7 sq m / 546 sq ft
 Total = 144.6 sq m / 1,557 sq ft



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	76
		EU Directive 2002/91/EC	

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

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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

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

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