

Cranborne Avenue

Hitchin,
Hertfordshire, SG5 2BS
Guide Price £875,000

country properties

Situated in the highly sought-after SG5 postcode, in the desirable West Hitchin, this three bedroom detached family home offers a fantastic combination of space, practicality and exciting future potential.

Tucked away at the end of a cul-de-sac, the property sits on a generously sized plot with a double garage and plenty of room to make your mark. Presented in very good condition it also offers huge scope to extend and create something truly special, subject to the necessary planning permissions.

Inside, the accommodation includes two reception rooms, providing flexibility for family living, entertaining or working from home, alongside a kitchen and three bedrooms - one of which could easily be converted into two. The kitchen, living room and master bedroom all have double aspects allowing for plenty of natural light to flow through the property.

Location is fantastic with easy access to Hitchin town centre, its shops, cafés, restaurants and transport links, as well as the surrounding countryside and open green spaces, you really can enjoy the best of both worlds.

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.

- Detached three bedroom family home
- Cul-de-sac location in West Hitchin
- Generous plot with scope to extend (STTP)
- Double garage
- 0.6 miles, 14 min walk to Hitchin town centre (as per Google maps)
- 1.6 miles, 35 mins walk to Hitchin train station (as per Google maps)











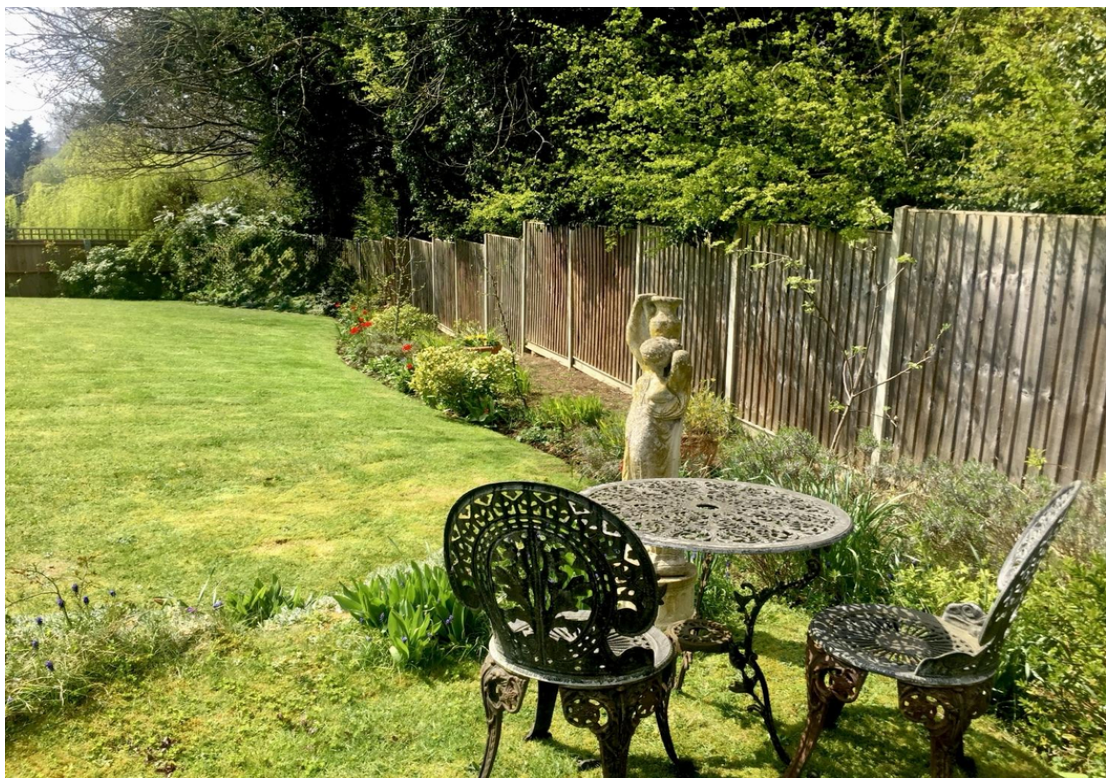








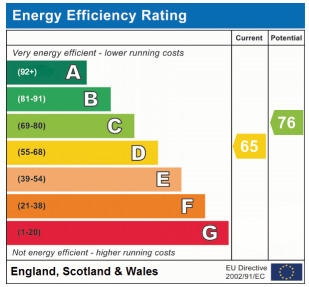


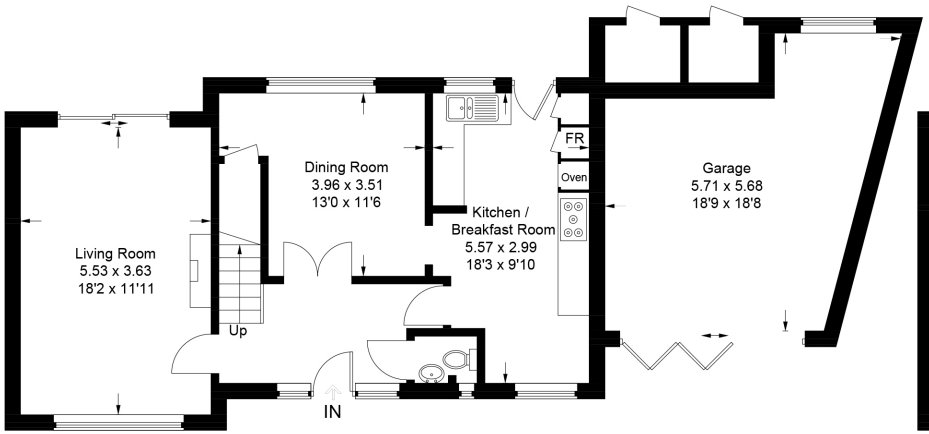


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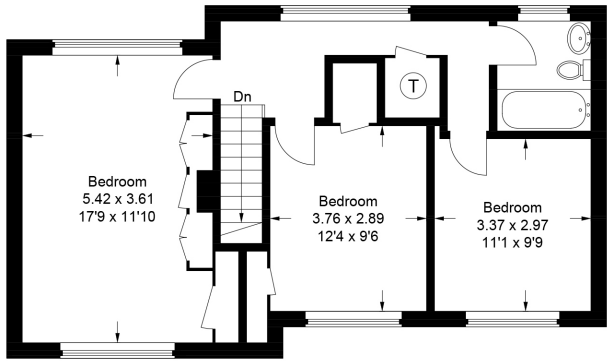
Approximate Gross Internal Area
Ground Floor = 60.8 sq m / 654 sq ft
First Floor = 60.8 sq m / 654 sq ft
Garage = 24.7 sq m / 266 sq ft
(Excluding External Cupboard)
Total = 146.3 sq m / 1,574 sq ft







Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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