

Heathfield Road

Hitchin,
Hertfordshire, SG5 1TD

Guide Price £160,000

country properties

Positioned in a highly convenient location within a mile of Hitchin's mainline station, vibrant town centre, and a range of local amenities, this well-presented first-floor maisonette offers an appealing blend of comfort, privacy, and practicality.

Accessed via a private front door, the stairs rise to a welcoming hallway that connects the accommodation. An additional rear door provides access to the garden. The property benefits from its own private outdoor space, giving the home a rare sense of independence for a property of this type.

The living room is generously proportioned and enjoys excellent natural light thanks to its dual-aspect windows, creating a bright and inviting space to relax. The double bedroom offers a peaceful retreat, while the kitchen provides ample space and services for appliances. Completing the layout is a well-appointed bathroom.

Outside, a pathway leads to the enclosed rear garden, which offers a variety of shrubs and mature silver birch trees. There is also a wooden shed providing useful storage, power, and light.

We have been informed by the vendor that the remaining lease on the property is 135 years.

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 within a 16 min walk.

- No onward chain
- First floor maisonette
- Dual aspect living area
- Private garden
- 0.8 mile, 16 min walk to Hitchin train station (as per Google maps)
- 1.0 mile, 20 min walk to Hitchin town centre (as per Google maps)





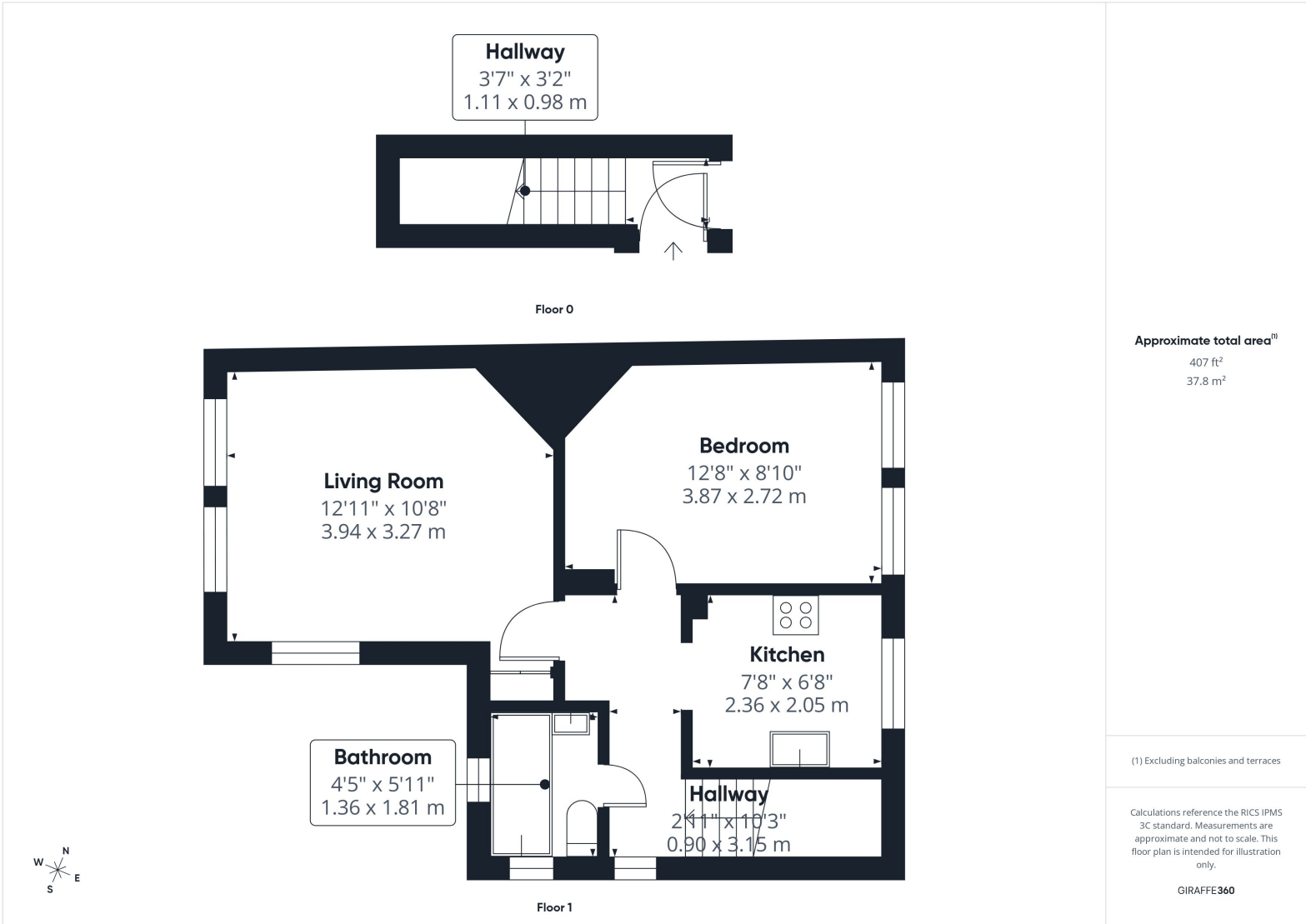












Approximate total area(1)

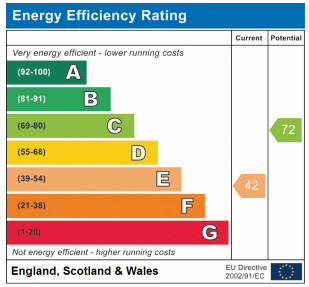
407 ft²

37.8 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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