



PUTTERILLS

— est. 1992 —

St. Andrews Place, Hitchin, SG4 9UA
Guide Price: £850,000
Freehold

PROPERTY SUMMARY

Located in the prestigious St. Andrews Place in Hitchin, this stylish and versatile four-bedroom family home, built in 2015 by Court Homes, offers modern living across three well-designed floors. The ground floor features a bedroom/study, utility room, and WC. The first floor includes a spacious living/dining area and a recently upgraded kitchen with bi-folding doors leading to a low-maintenance garden. The top floor houses three bright bedrooms, including a principal with en-suite, plus a family bathroom. Key highlights include a secure enclosed garden with a motorised awning, four allocated parking spaces (including an integral garage), and potential for further expansion (STPP). Conveniently located near Hitchin town centre, excellent schools, and just 0.8 miles from Hitchin Station, this property offers a rare blend of comfort, privacy, and connectivity. Viewings are highly recommended.

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2























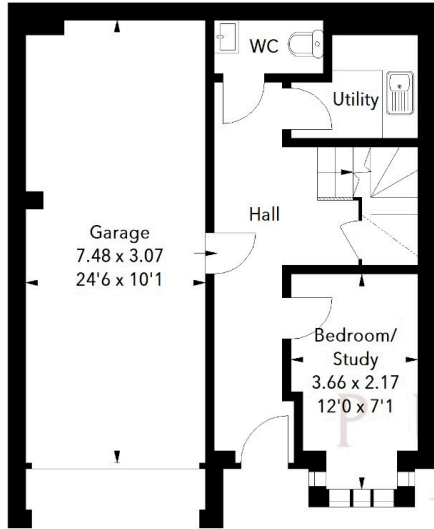
St Andrews Place, SG4

Approximate Area = 153.75 sq m / 1655 sq ft
(Including Garage)

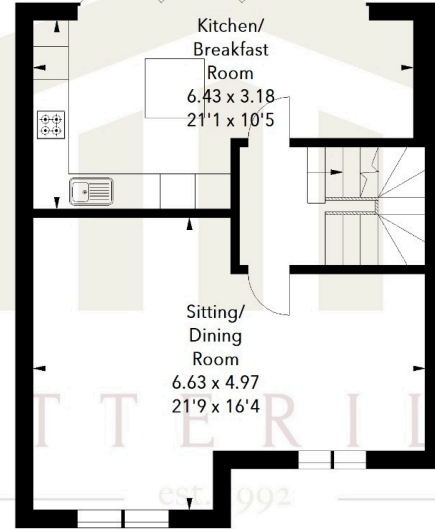
Garage Area = 22.85 sq m / 246 sq ft



Ground Floor



Raised Ground Floor



First Floor

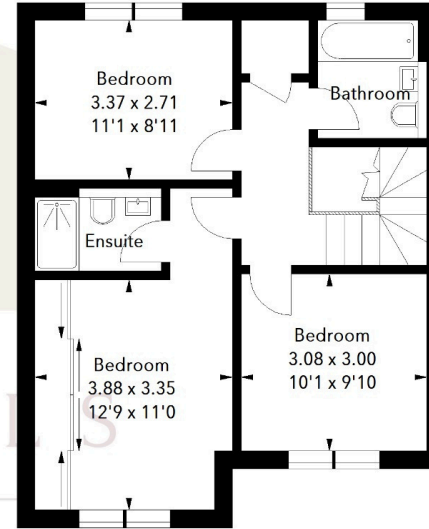


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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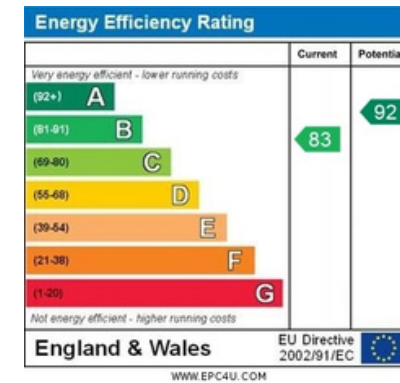
LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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