



PUTTERILLS

est. 1992



St Annes Close, Hitchin, SG5 1QB
Freehold
Guide Price £765,000

PROPERTY SUMMARY

Available with no onward chain and ideally set in a quiet cul-de-sac location within very easy reach of Hitchin Town Centre and train station, this rarely available, period, four bedroom family home offers wonderfully charming accommodation throughout.

Comprising an entrance hall with doors to a spacious front to back family room, modern kitchen/breakfast room with rear access via a lean-to. To the first floor there are three generous bedrooms and a family bathroom as well as a spacious landing with stairs to a second floor bedroom.

Externally the property benefits from a secure and private courtyard style garden, a double garage and off road parking to the front.

4



1



2





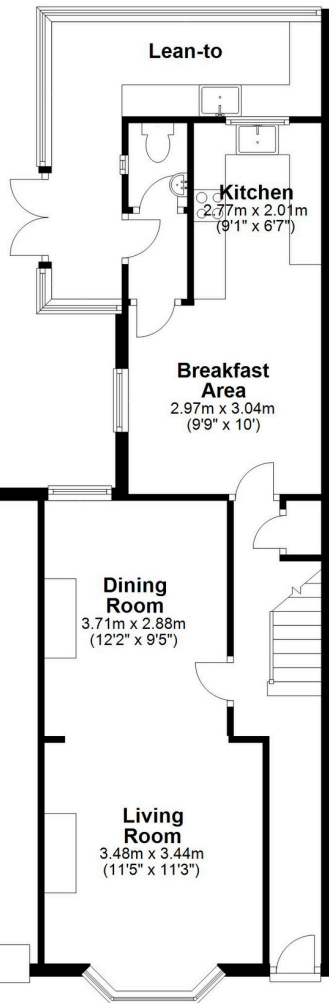






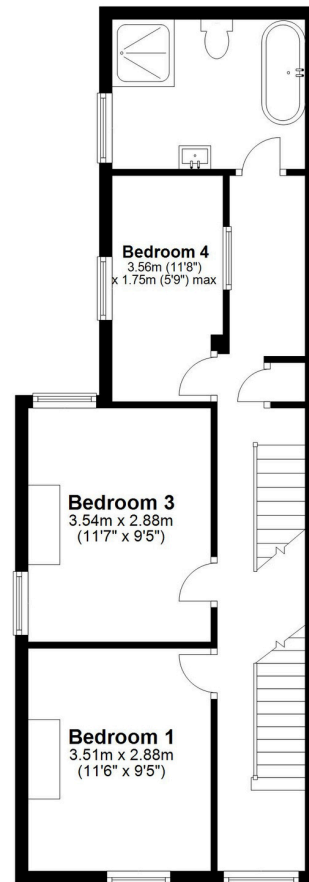
Ground Floor

Approx. 94.6 sq. metres (1018.5 sq. feet)



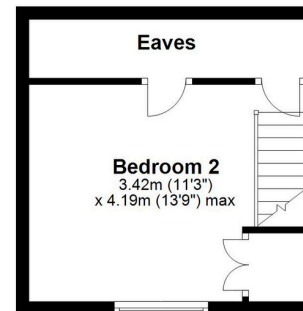
First Floor

Approx. 50.3 sq. metres (541.9 sq. feet)



Second Floor

Approx. 19.4 sq. metres (208.5 sq. feet)



Total area: approx. 164.3 sq. metres (1768.8 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

LOCAL AUTHORITY
North Herts

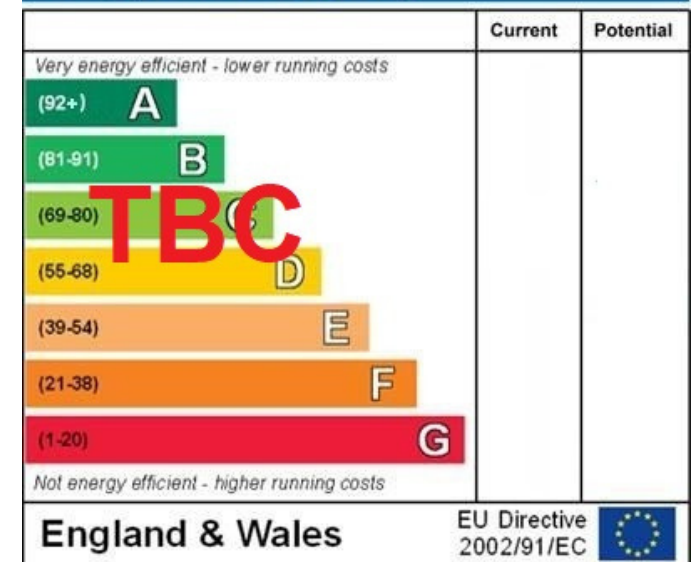
TENURE
Freehold

COUNCIL TAX BAND: D

VIEWINGS

By prior appointment only

Energy Efficiency Rating



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



OFFICE ADDRESS

Putterills Hitchin
60 Hermitage Road
Hitchin
SG5 1DB

CONTACT DETAILS

01462 632222
hitchin@putterills.co.uk
www.putterills.co.uk