



PUTTERILLS

est. 1992



**Guide Price £750,000**

**Freehold**

**Bedford Road, Hitchin, SG5 2UP**

# PROPERTY SUMMARY

This spacious four-bedroom family home on Bedford Road in Hitchin offers a prime location near the town centre and Redhill Road amenities, with no onward chain, making it move-in ready. Inside, you'll find a generous layout, including a spacious and versatile study and two separate reception rooms with newly installed air conditioning in the lounge, perfect for family gatherings or entertaining. The modern kitchen and breakfast room provide ample storage for cooking enthusiasts including further storage under the stairs with enough space for a fridge freezer. Upstairs, four well-sized bedrooms with new air conditioning and plenty of storage create a comfortable living space, along with a shower room and bathroom. The property backs onto playing fields, offering panoramic views and a serene garden. Off-street parking is ample, and the home is located within the catchment area for excellent schools. With easy access to local shops, dining, and entertainment, this home combines comfort, convenience, and quality

4



2



1



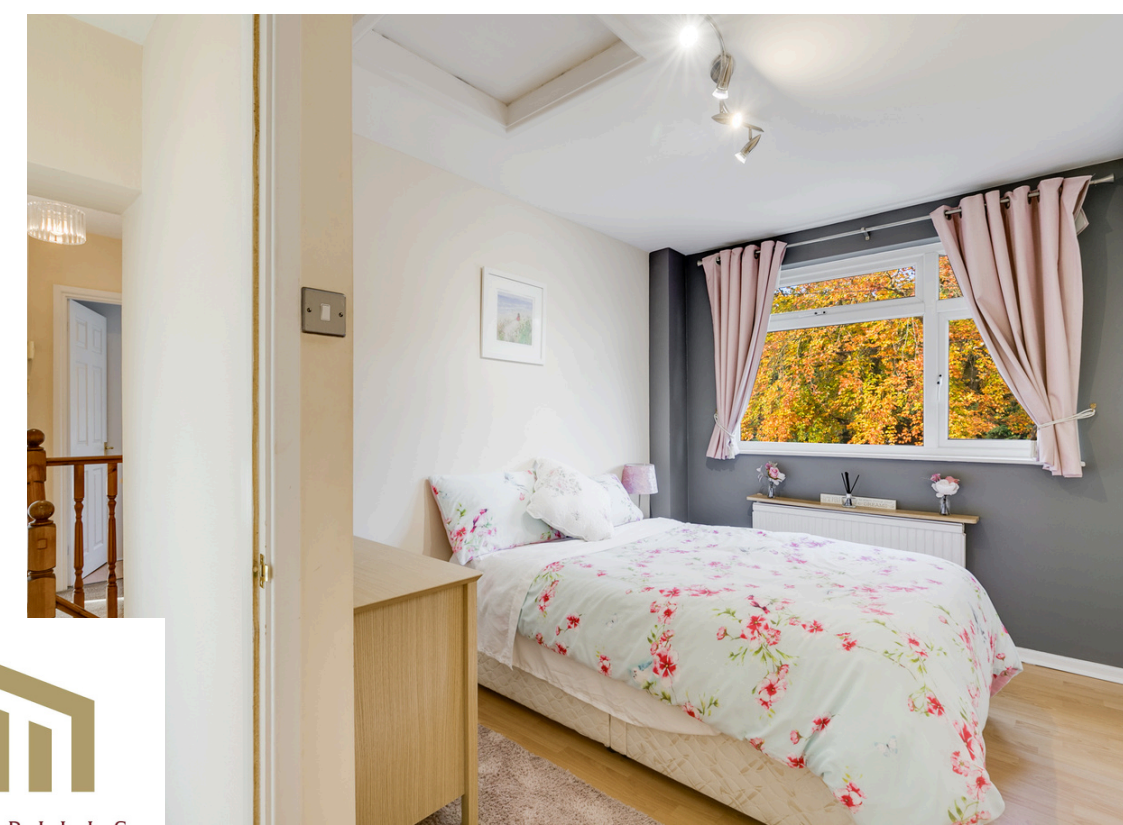






















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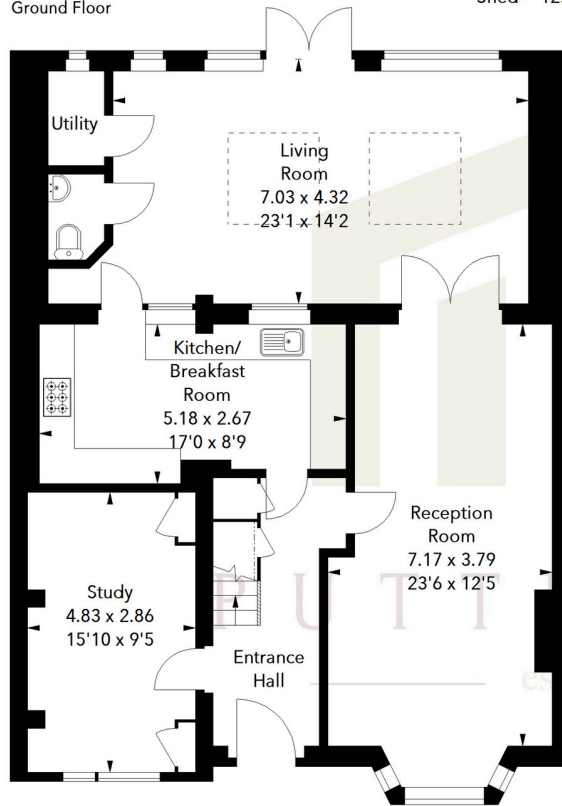




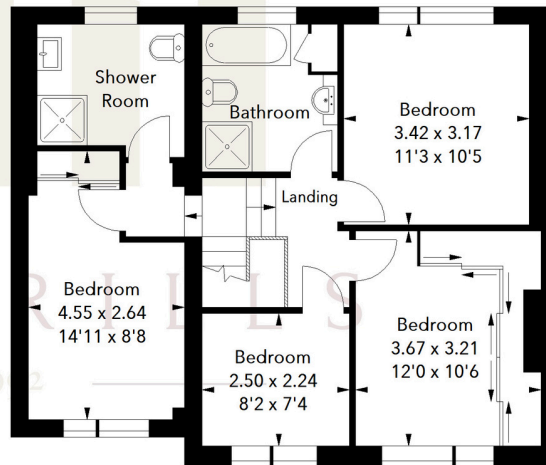
## Bedford Road, SG5

Approximate Area = 174.19 sq m / 1875 sq ft  
(Including Shed)  
Shed = 12.45 sq m / 134 sq ft

Ground Floor



First Floor



Ground Floor

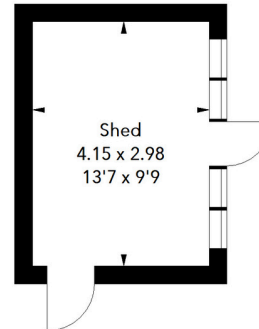


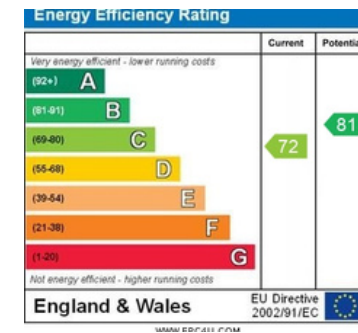
Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

LOCAL AUTHORITY  
North Herts

TENURE  
Freehold

COUNCIL TAX BAND  
D

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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