



**Kings Down, Hitchin, SG4 9QP**  
**Offers Over £500,000**  
**Freehold**  
**EPC: C**



# PROPERTY SUMMARY

This beautifully refurbished 3-bedroom semi-detached home in Hitchin's sought-after SG4 9 area offers a spacious living room, modern kitchen with dining space, and a bright conservatory leading to a low-maintenance garden.

Upstairs features three well-sized bedrooms and a spacious shower room, with an additional downstairs cloakroom for convenience. The property also includes a garage, off-street parking, and is close to excellent schools and local amenities. Chain-free for a smooth purchase.

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— est. 1992 —









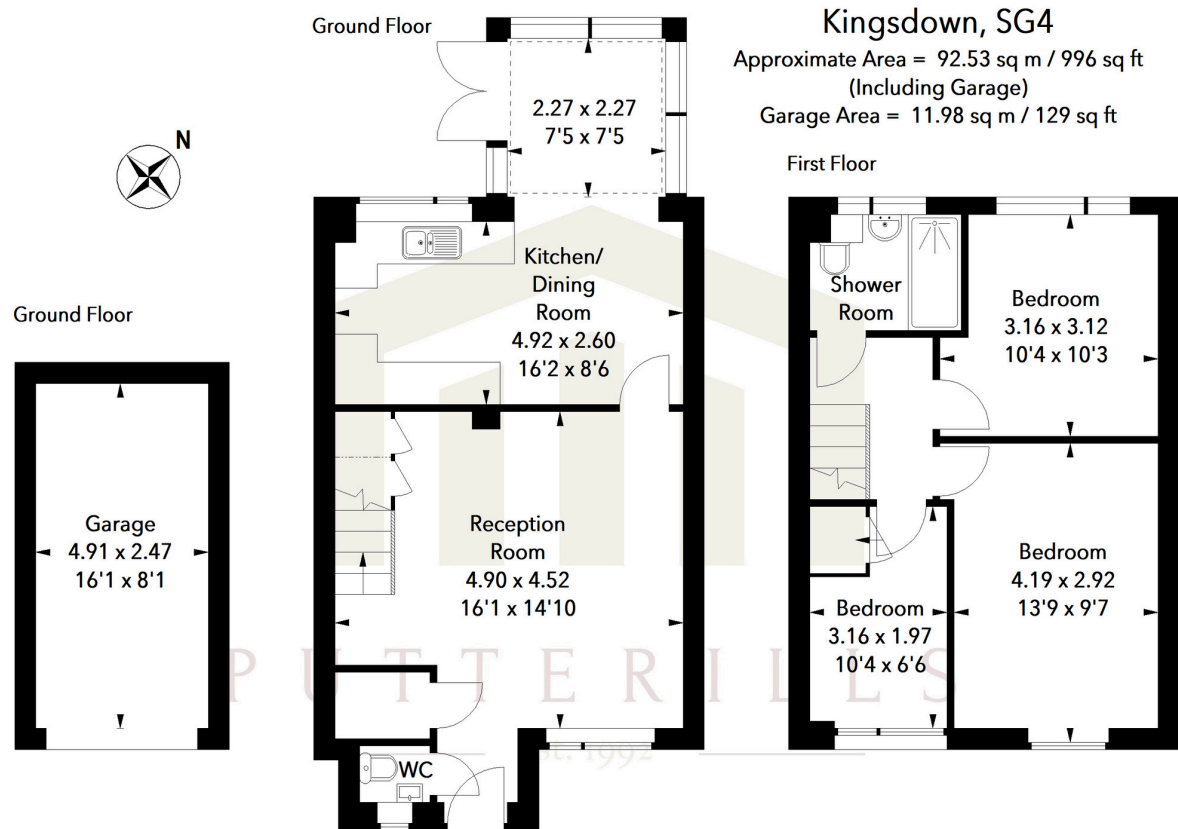


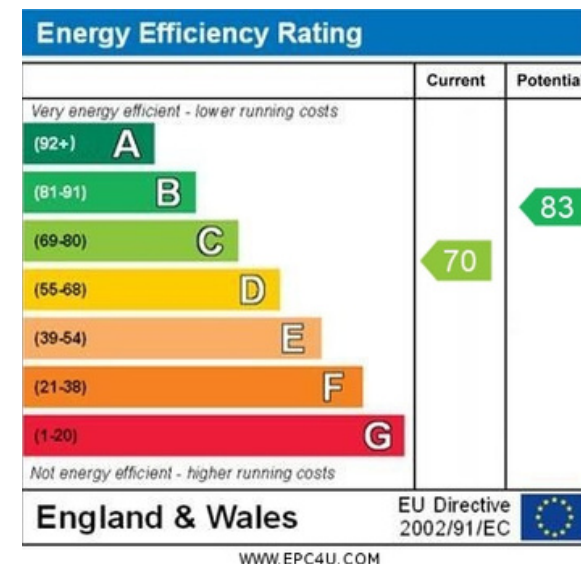
Illustration For Identification Purposes Only.  
 All measurements and areas are approximate, not to scale.  
 © Orange Tree Photography

**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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