



PUTTERILLS

est. 1992

**Nuns Close, Hitchin, SG5 1EP**

**Guide Price £899,950**

**Freehold**

**EPC: D**



# PROPERTY SUMMARY

This charming Edwardian semi-detached home in the heart of Hitchin blends period features with modern comforts. The spacious living and dining rooms boast high ceilings and large windows, while the well-fitted kitchen/breakfast room and sunroom provide bright, inviting spaces. The second reception room provides versatility and can be utilized as a fourth bedroom.

Upstairs, three double bedrooms offer comfort and flexibility, complemented by a modern family bathroom. A ground-floor cloakroom adds convenience. The beautifully planted rear garden offers privacy, and the double garage provides secure parking. Ideally located near Hitchin's town centre, train station, and top schools, this home is perfect for families and commuters alike.

4



1



2









































## Nuns Close, SG5

Approximate Area = 175.12 sq m / 1885 sq ft  
(Including Garage)  
Garage Area = 29.26 sq m / 315 sq ft

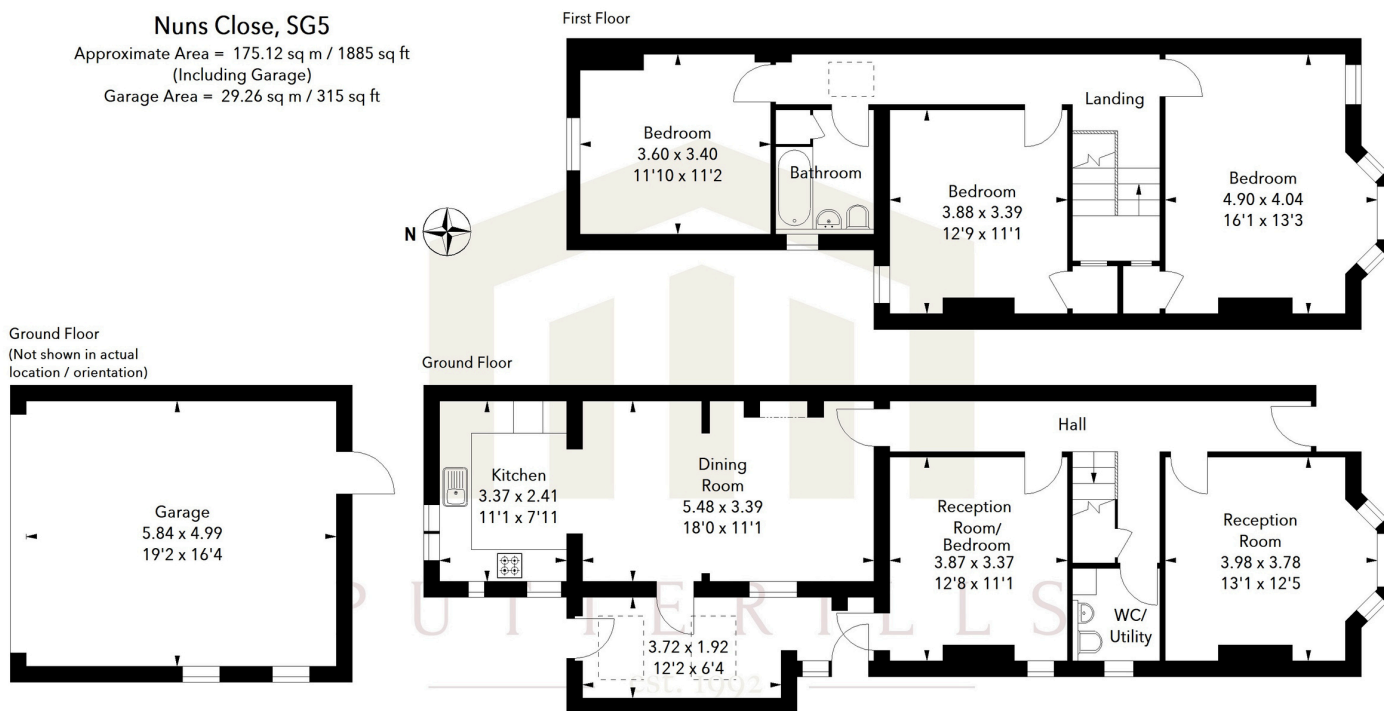


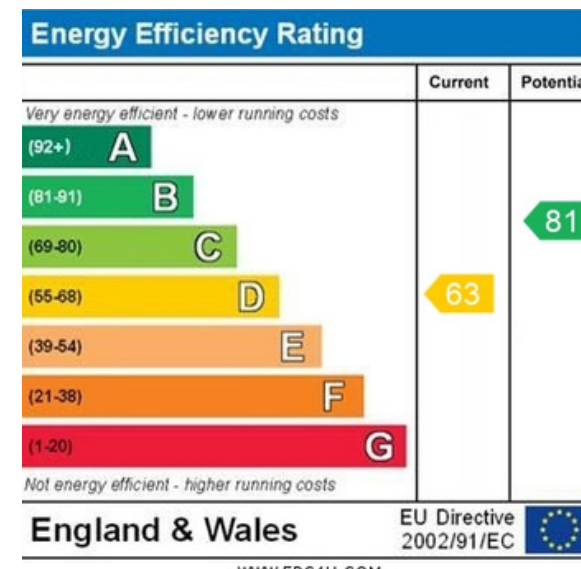
Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
© Orange Tree Photography

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



### OFFICE ADDRESS

Putterills Hitchin  
60 Hermitage Road  
Hitchin  
SG5 1DB

### CONTACT DETAILS

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