



PUTTERILLS

— est. 1992 —



**Passingham Avenue, Hitchin, SG4 9LD**

**Guide Price: £525,000**

**Freehold**



# PROPERTY SUMMARY

This extended three-bedroom semi-detached home in the sought-after SG4 9 area of Hitchin offers spacious and versatile living ideal for modern families. It features a welcoming living room, a separate family room for added flexibility, and a large kitchen/dining area with direct garden access. The ground floor also includes a practical shower room. Upstairs are three bright, well-sized bedrooms and a contemporary family bathroom. Externally, the property boasts off-street parking and a pleasant garden space. Located on Passingham Avenue, it benefits from a strong community atmosphere and easy access to local amenities, schools, and transport links. With a guide price of £525,000, this home presents an excellent opportunity for families seeking comfort and adaptability in a desirable Hitchin neighbourhood.

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LOCAL AUTHORITY  
North Herts

TENURE  
Freehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only

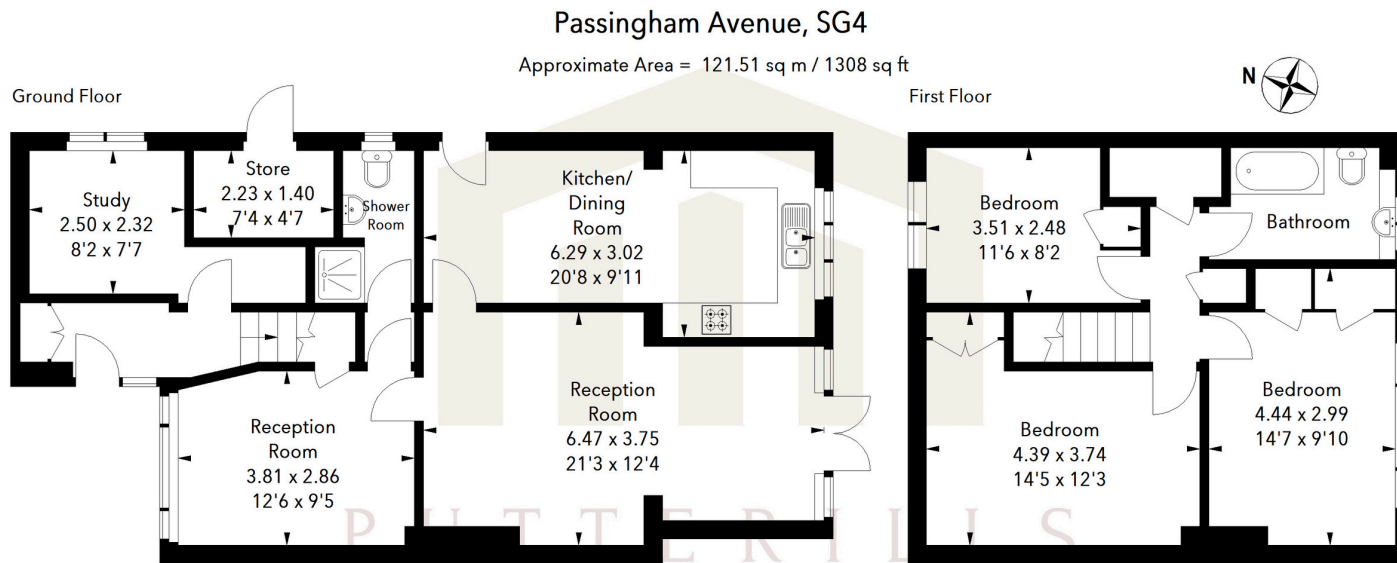
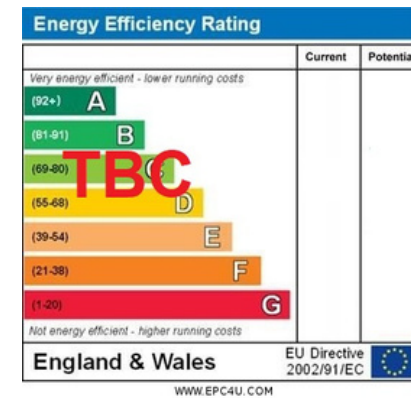


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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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