




P U T T E R I L L S
— est. 1992 —

High Street, Gosmore, Hitchin, SG4 7QG
Guide Price: £500,000
Freehold

PROPERTY SUMMARY

A charming Grade II listed three-bedroom cottage in the sought-after village of Gosmore, blending period character with comfortable modern living. The property features a welcoming living room, a generous kitchen ideal for family life, three first-floor bedrooms and a family bathroom. Outside is a private rear garden, along with the rare benefit of a one-and-a-half garage and additional off-street parking. Conveniently located just 1.6 miles from Hitchin, the home offers a peaceful village lifestyle with easy access to shops, amenities and fast rail links to London King's Cross.

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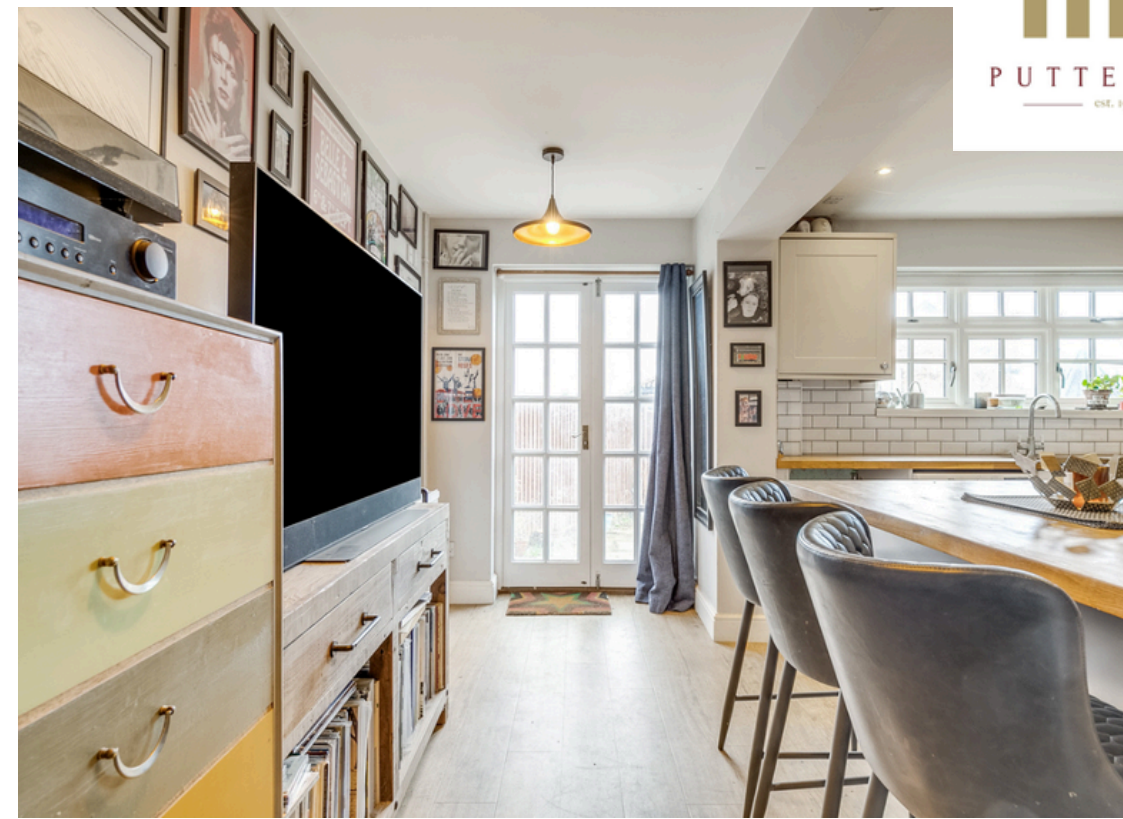
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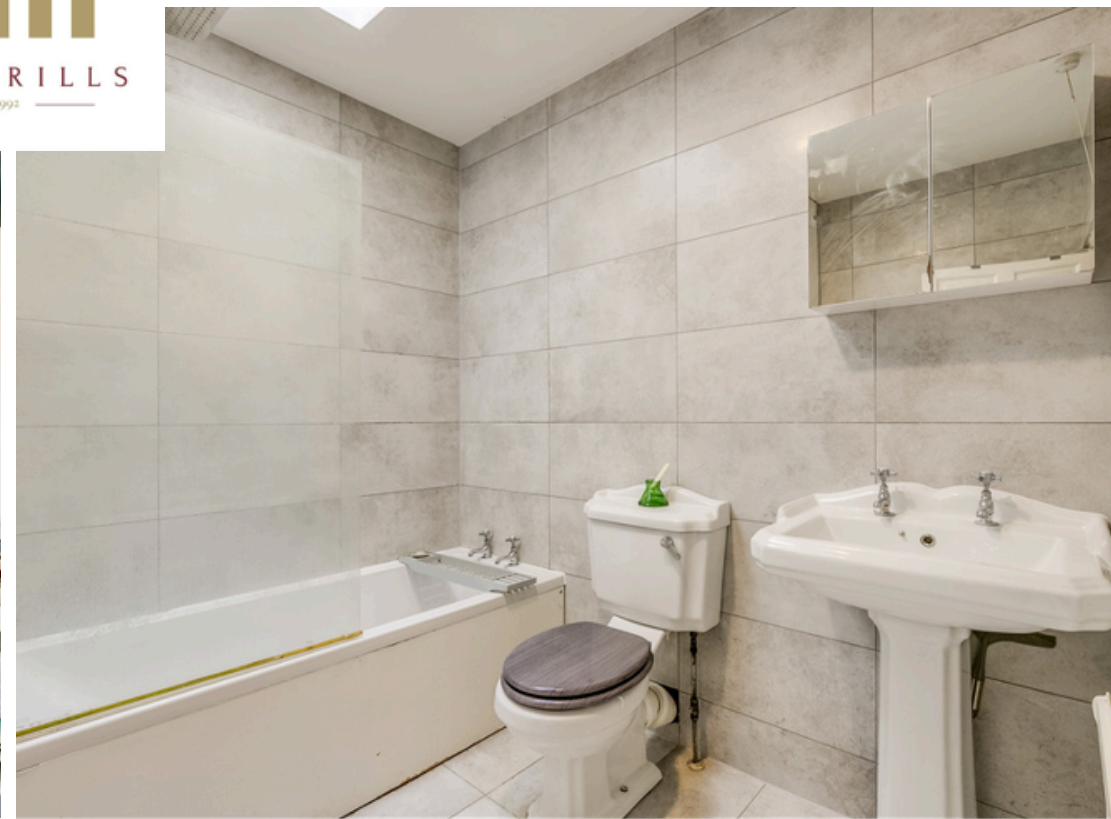
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High Street, SG4

Approximate Area = 103.03 sq m / 1109 sq ft
 (Including Garage)
 Garage Area = 21.37 sq m / 230 sq ft

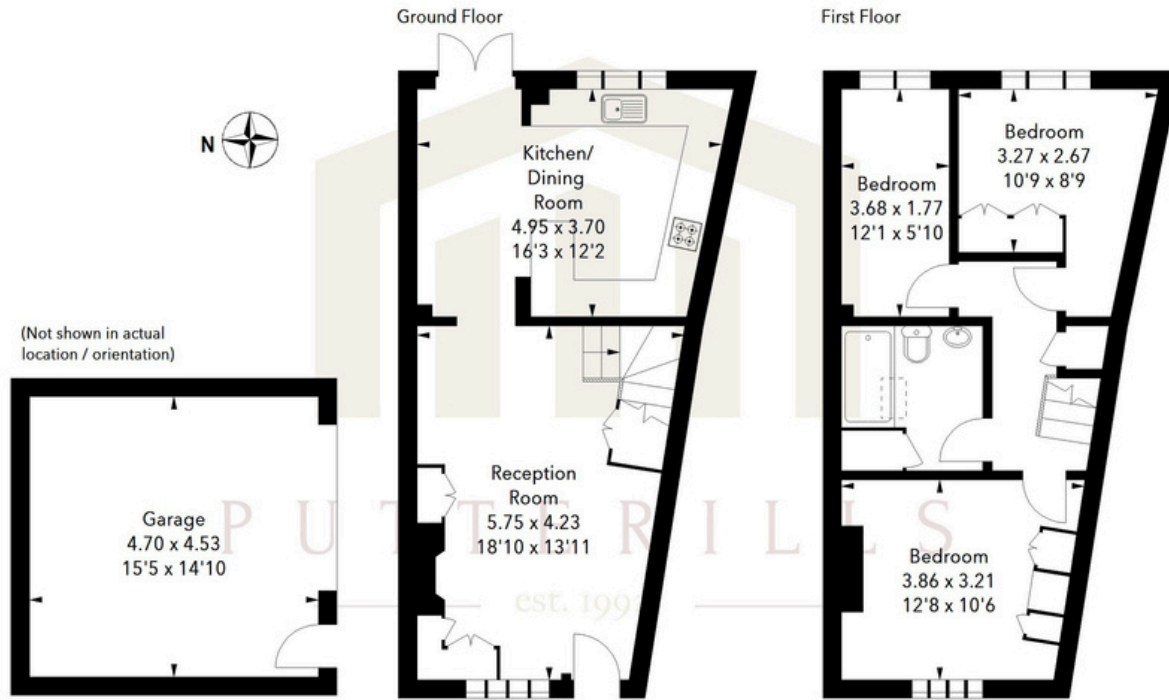


Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
 North Herts

TENURE
 Freehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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