



PUTTERILLS

est. 1992



Kingsoak, Hitchin, SG4 7BF

Guide Price £900,000

## PROPERTY SUMMARY

Situated in the highly sought-after Kingsoak area of Hitchin, this charming semi-detached barn-style home offers approximately 1,517 sq. ft. of beautifully presented living space, blending rustic character with modern comfort. The property features three well-proportioned bedrooms, including a principal bedroom with en-suite, a stylish family bathroom, and a bright open-plan living area with a contemporary fitted kitchen and breakfast bar.

3



2



2



Externally, the home benefits from two single garages with parking in front and planning permission to convert them into a self-contained annexe or additional living space. Located in southern Hitchin, the property offers excellent access to the A1(M) motorway, well-regarded schools, countryside walks, and the town's vibrant centre with its mainline station and amenities. Offered chain-free, this is a rare opportunity in a desirable setting.



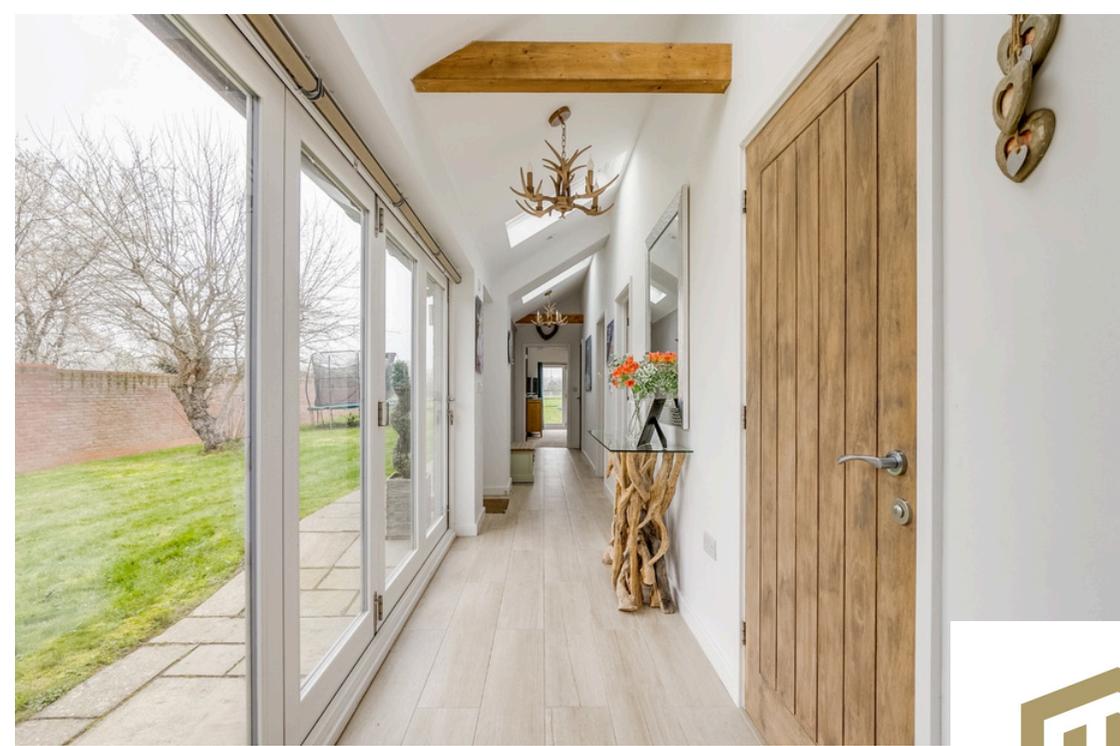






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### King's Oak, SG4

Approximate Area = 197.04 sq m / 2121 sq ft  
(Including Garage)  
Garage Area = 45.89 sq m / 494 sq ft

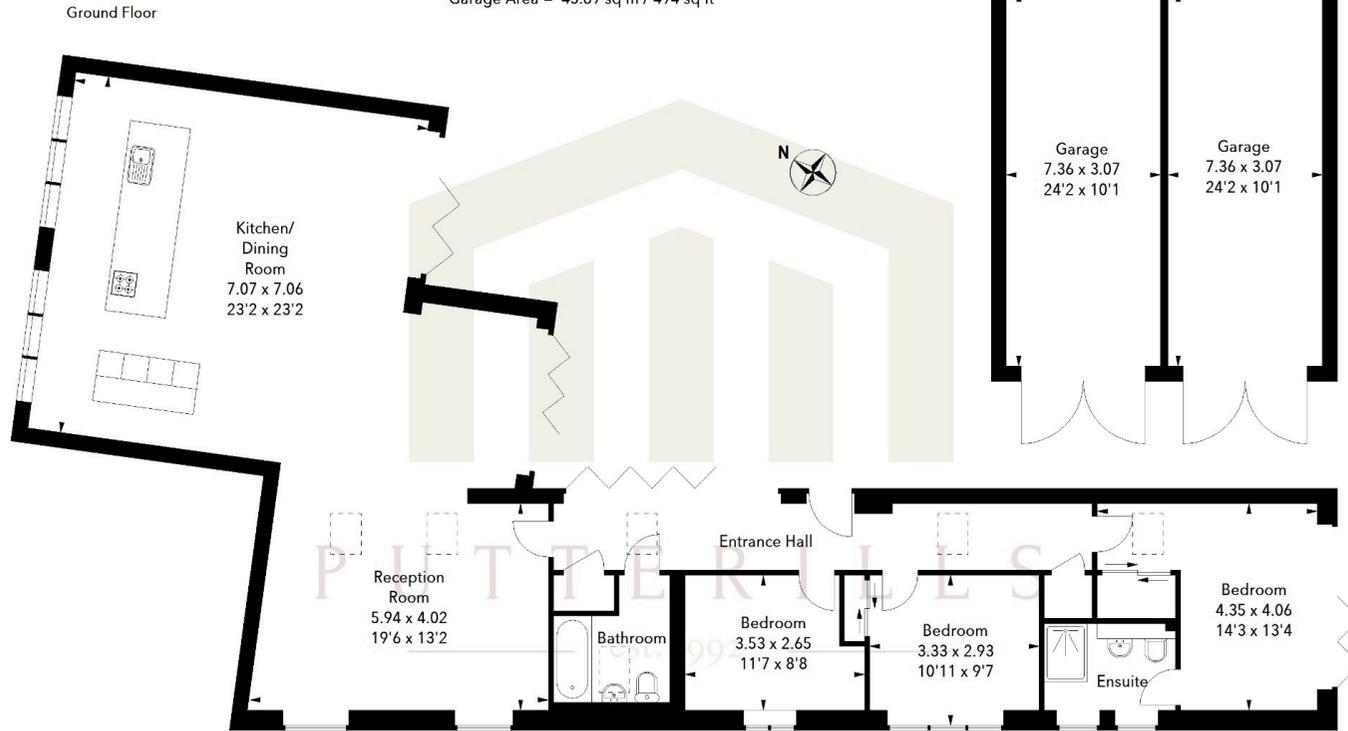


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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LOCAL AUTHORITY  
North Herts

TENURE  
Freehold

COUNCIL TAX BAND  
F

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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

A service charge of £60 per calendar month is payable to Red Brick Management for the maintenance and upkeep of the road, communal electricity, and communal gardening.



#### OFFICE ADDRESS

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#### CONTACT DETAILS

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