




P U T T E R I L L S
— est. 1992 —

Uplands Avenue, Hitchin, SG4 9NH
Guide Price: £525,000

PROPERTY SUMMARY

A chain-free three-bedroom family home in the highly sought-after SG4 9 area of Hitchin, offering excellent potential to modernise and extend (STPP).

The property features a spacious reception room, three good-sized bedrooms, a family bathroom, private driveway, garage, and a sunny south-facing rear garden — ideal for family living and outdoor entertaining.

Conveniently located within popular school catchments and just 1.1 miles from the train station and town centre, this is a fantastic opportunity for families and commuters alike.

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PUTTERILLS
— est. 1992 —







Uplands Avenue, SG4

Approximate Area = 92.25 sq m / 993 sq ft
 (Including Garage & Excluding Store)
 Garage Area = 13.38 sq m / 144 sq ft
 Store Area = 2.97 sq m / 32 sq ft

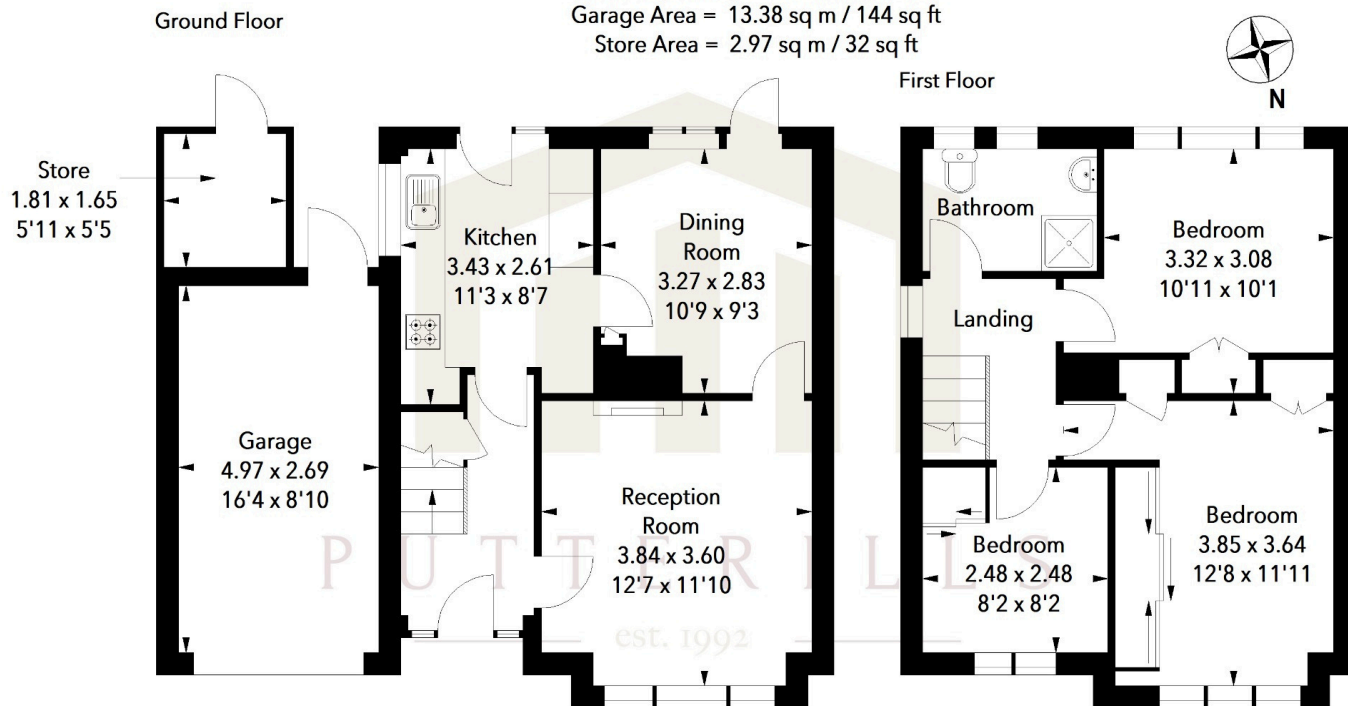


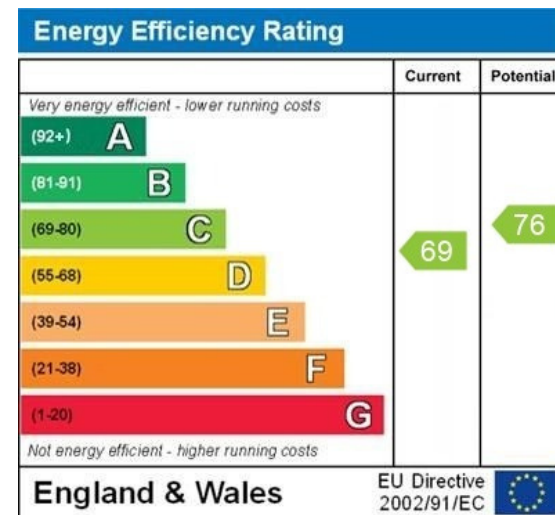
Illustration For Identification Purposes Only.
 All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
 North Herts

TENURE
 Freehold

COUNCIL TAX BAND
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VIEWINGS
 By prior appointment only



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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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