



PUTTERILLS

— est. 1992 —

York Road, Hitchin, SG5 1XA  
Offers Over £800,000

## PROPERTY SUMMARY

Located on York Road in one of Hitchin's most desirable areas, this attractive Victorian home blends period charm with tasteful modern updates, ideal for families, professionals or downsizers.

It offers two reception rooms, an open-plan kitchen/dining area, utility space, cloakroom, three bedrooms and a family bathroom. The west-facing landscaped garden includes a store and offers extension potential (STPP).

Just 0.4 miles from Hitchin town centre and 0.8 miles from the railway station with direct links to London, the home is conveniently located for amenities, commuters and well-regarded local schools.

3



1

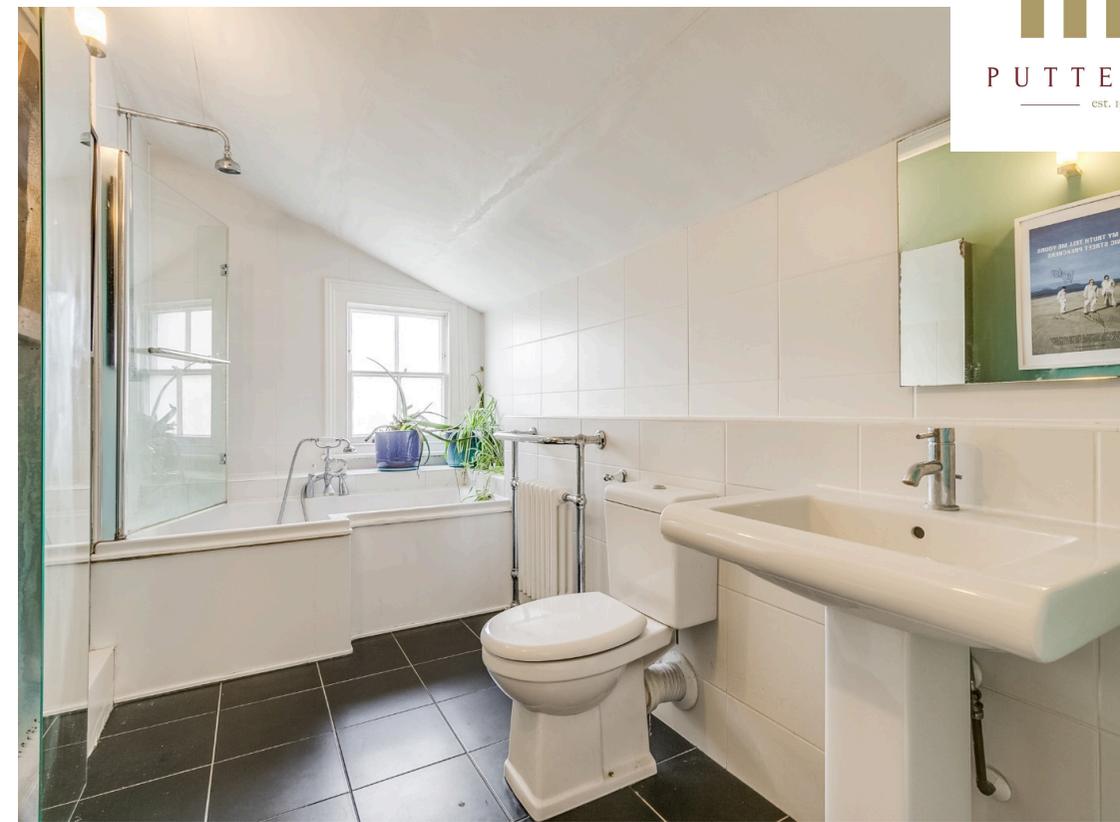


2















LOCAL AUTHORITY  
North Herts

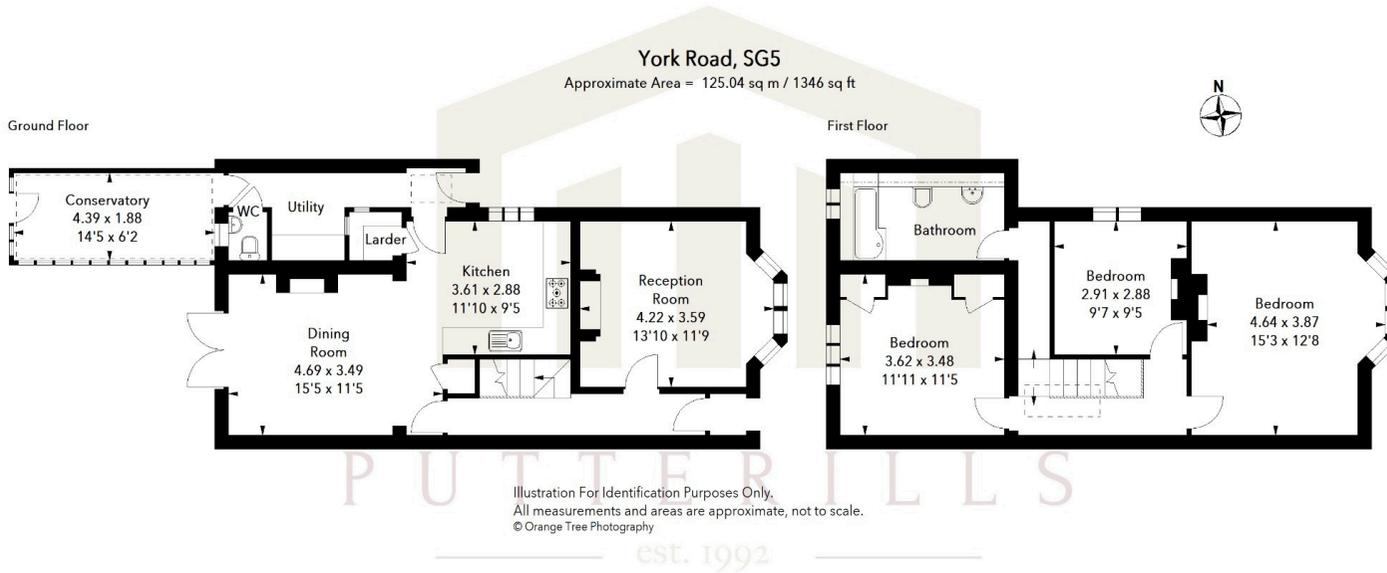
TENURE  
Freehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only

EPC

TBC



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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