



Offers in Excess Of £400,000

21 Conquest Close, Hitchin, Hertfordshire, SG4 9DP

PROPERTY SUMMARY

Set within one of Hitchin's most desirable residential areas, this beautifully presented two-bedroom home offers an excellent blend of character, contemporary style and everyday practicality. The accommodation includes a bright bay-fronted sitting room, a stylish kitchen/dining room with direct access to the generous rear garden, two well-proportioned bedrooms and a modern family bathroom.

Beyond the home itself, the property enjoys a wonderful sense of community, with friendly neighbours and a welcoming atmosphere that makes this a truly special place to live. Ideally positioned within the sought-after SG4 9 postcode, it is within easy reach of Hitchin's vibrant town centre, highly regarded schools and the mainline railway station, making it an ideal choice for first-time buyers, professionals or those looking to downsize without compromising on location or lifestyle.











PUTTERILLS
— est. 1992 —



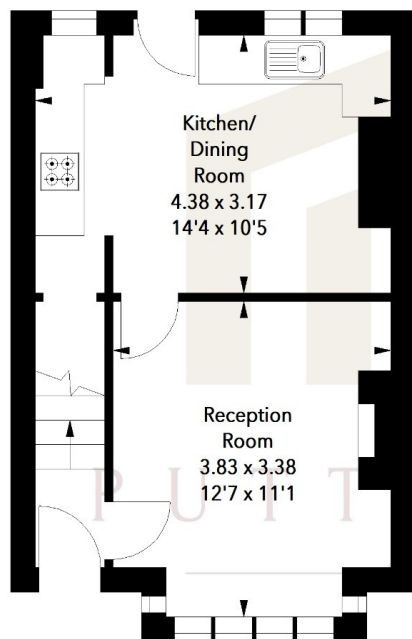




Conquest Close, SG4

Approximate Area = 58.25 sq m / 627 sq ft

Ground Floor



First Floor

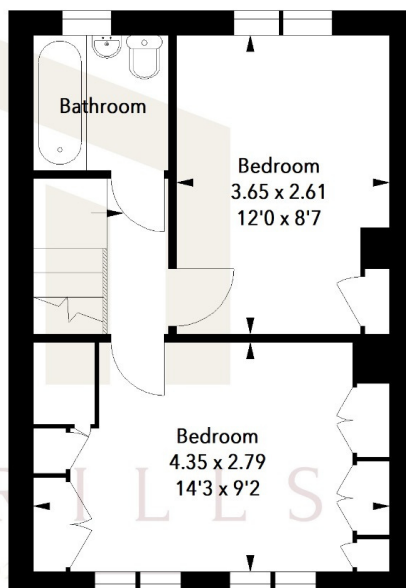


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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