



**Guide Price: £850,000**

Queenswood Drive, Hitchin, SG4 0LG

Freehold

## PROPERTY SUMMARY

A beautifully finished and highly versatile four-bedroom family home, combining contemporary style with practical family living. The impressive open-plan kitchen/breakfast/family room forms the heart of the house, complemented by a separate living room, utility room and shower room.

The flexible ground-floor study/bedroom adds valuable versatility, while a garden room provides further space for working, hobbies or relaxation. Upstairs are three well-proportioned bedrooms and modern bathroom.

A particularly attractive feature is the open outlook to the front, creating a wonderful sense of space. Ideally positioned for Hitchin's excellent amenities, schools, independent shops, restaurants and cafés, with the railway station approximately one mile away, offering direct services to London King's Cross and Cambridge.

In short: a stylish, spacious and exceptionally flexible family home in a highly sought-after Hitchin location.





















## Queenswood Drive, SG4

Approximate Area = 156.16 sq m / 1681 sq ft  
(Including Gym)  
Gym Area = 21.83 sq m / 235 sq ft

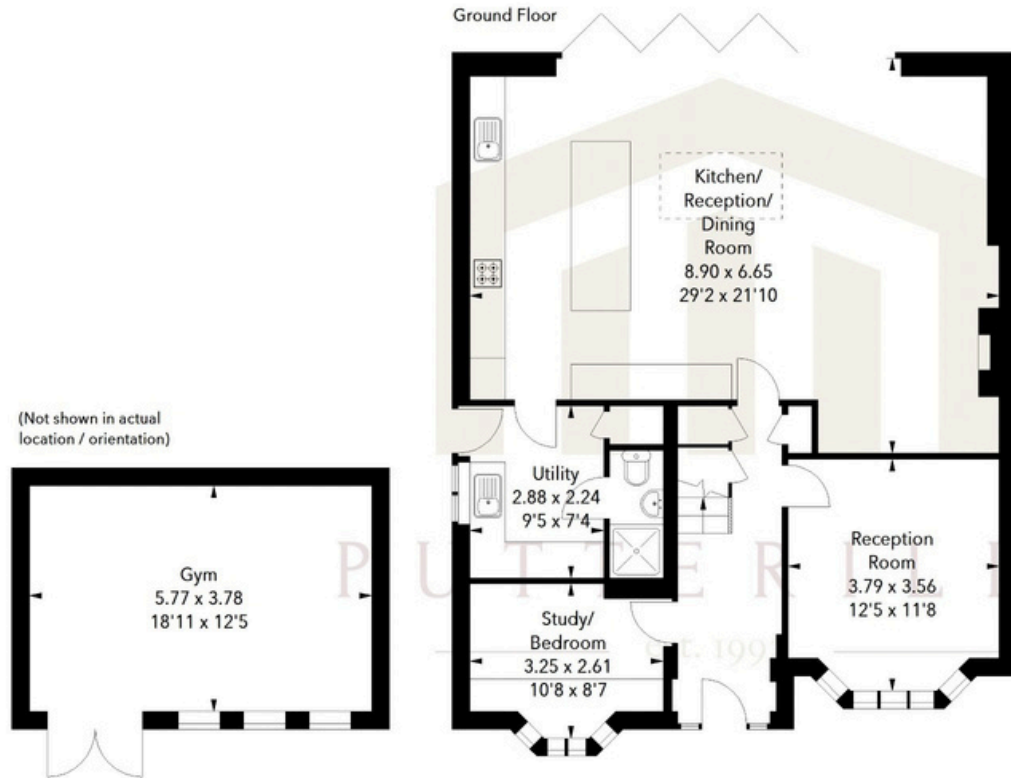
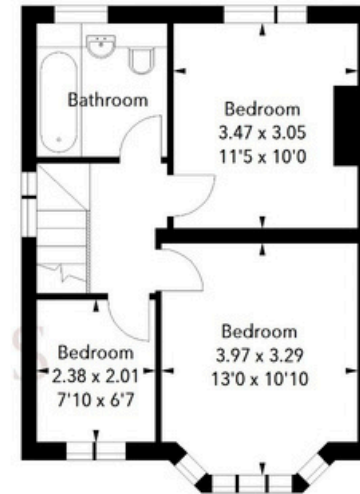


Illustration For Identification Purposes Only.  
All measurements and areas are approximate, not to scale.  
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First Floor



LOCAL AUTHORITY  
North Herts

TENURE  
Freehold

COUNCIL TAX BAND  
F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### VIEWINGS

By prior appointment only

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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