



Guide Price: £625,000

Bearton Road, Hitchin, Hertfordshire, SG5 1UE

Freehold

PROPERTY SUMMARY

This attractive three-bedroom Victorian semi-detached home combines period character with modern living and offers well-proportioned, light and welcoming accommodation throughout.

The ground floor features generous reception space and a modern kitchen with dining area, alongside two bathrooms. Upstairs are three good-sized bedrooms, including a principal bedroom with en-suite, with the remaining rooms offering flexibility for family, guests or home working.

Outside, the property benefits from a private rear garden, while its location is ideal for commuters, with Hitchin station approximately one mile away and excellent access to London and beyond. The property is also within catchment for outstanding schools and close to Hitchin's popular independent shops, cafés, restaurants, market and open spaces.







PUTTERILLS
— est. 1992 —

















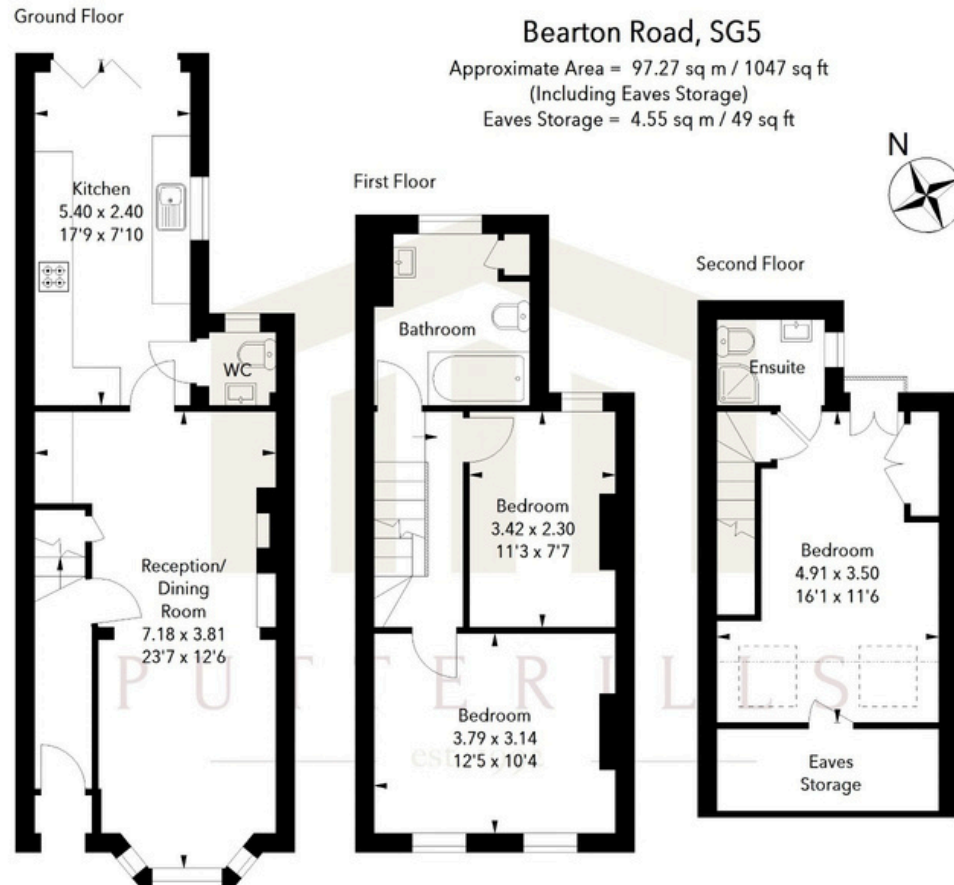


Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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LOCAL AUTHORITY
North Herts

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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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