



102 Old Hale Way • Hitchin • Hertfordshire • SG5 1XS

Guide Price £425,000

Charter Whyman

TOWN & VILLAGE HOMES



## CONVENIENTLY LOCATED MODERN SEMI GARDENS FRONT & REAR GARAGE plus OFF-STREET PARKING

### THE PROPERTY

Constructed of cavity brickwork under a tiled roof, this modern semi provides a large reception room, fitted kitchen and WC on the ground floor, with three bedrooms and a bathroom on the first.

The house benefits from double-glazing and gas fired central heating and requires general updating.

### THE OUTSIDE

The house sits back from the road behind an attractive open plan front garden, well stocked with ornamental shrubs and conifers. The driveway provides off-street parking and leads to the attached single garage.

The rear garden is some 41' (12.6m) in length and laid to lawn with paved patio, shrubs and herbaceous borders.

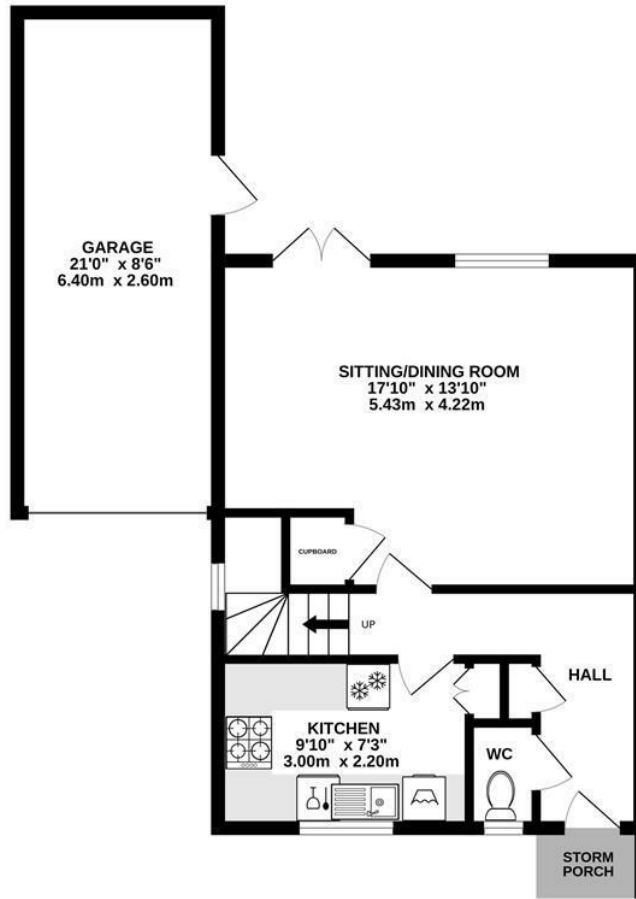
### THE LOCATION

Pleasantly located on the northern side of the highly regarded north Hertfordshire market town of Hitchin, the property is just a mile from both the town centre and the mainline railway station. Hitchin is on the East Coast Mainline with regular services to London running throughout the day. The fastest journeys to St Pancras take just 33 minutes, to Cambridge 32 minutes and Peterborough 40 minutes. Junction 8 on the A1 (M) is only a 4 mile drive away.

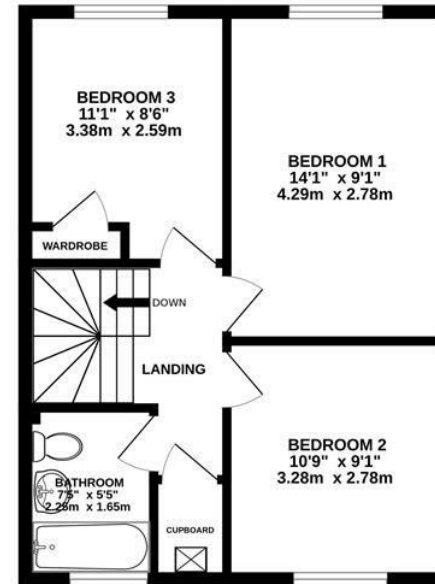
Hitchin is often rated as one the best places to live in the UK. In addition to its attractive historic centre, it offers a wide range of amenities including excellent schools, a shopping centre outstanding in its scope and variety, a fine market, a wide range of pubs and restaurants, leisure facilities and places of worship. The adjoining towns of Letchworth Garden City and Baldock serve to widen the range of amenities still further.



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.  
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

Freehold

## EPC RATING

Band - D

## SERVICES

MAINS water, sewerage, gas and electricity are connected to the property.  
BROADBAND: A choice of providers with claimed download speeds of up to 1000 Mbps.  
MOBILE SIGNAL: Most providers claim up to 4G coverage, some claim to provide 5G.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000

[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - D

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through Charter Whyman.



## Charter Whyman

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