



## Church Lane

Hitchin, SG4 8RP

Charming, three-bedroom character cottage of circa 1,388 sq ft located on one of Kimpton's most sought after roads with views over the green. Added benefit of a garden room with cellar, a mature south-facing courtyard garden and off-street parking.

**Guide price £795,000**

# Church Lane

Hitchin, SG4 8RP



- Charming Character Cottage
- Garden Room with cellar
- Located on one of Kimpton's most sought after roads
- Three Bedrooms
- Circa 1,388 sq ft
- Mature South Facing Courtyard Garden
- Three Reception Rooms
- Off-Street Parking
- Council Tax Band F

## Entrance

## Kitchen/Breakfast Room

21'6" x 15'0" (6.56 x 4.59)

## Snug

11'8" x 9'1" (3.58 x 2.78)

## W/C

## Sitting Room

12'9" x 11'8" (3.89 x 3.58)

## Dining Room

12'10" x 12'9" (3.93 x 3.91)

## Bedroom One

17'4" x 8'10" (5.29 x 2.70)

## En-suite Bathroom

## Bedroom Two

13'2" x 11'11" (4.03 x 3.65)

## Shower Room

## Bedroom Three

9'4" x 8'9" (2.85 x 2.68)

## Studio/Garden Room

17'9" x 7'10" (5.42 x 2.40)

## Cellar

19'9" x 8'7" (6.03m x 2.62m)





