



P U T T E R I L L S

est. 1992



Wratten Road West, Hitchin, SG5 2AX

Guide Price: £375,000

PROPERTY SUMMARY

Offered chain free, this charming two-bedroom Victorian cottage is ideally located in the heart of Hitchin, just 0.4 miles from the vibrant town centre and 1.2 miles from the train station.

Beautifully presented throughout, the home blends period character with modern comfort. The well-appointed kitchen features a breakfast bar and ample storage, while the inviting reception room provides a bright and welcoming living space. Upstairs offers a generous double bedroom, a single bedroom and a stylish bathroom.

A peaceful private garden creates the perfect outdoor retreat, with resident permit parking available. An ideal first purchase, downgrade or investment in a highly sought-after location.

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Wratten Road West, SG5
Approximate Area = 49.70 sq m / 535 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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