Whittaker & Co

THE PROPERTY PEOPLE









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

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- 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)















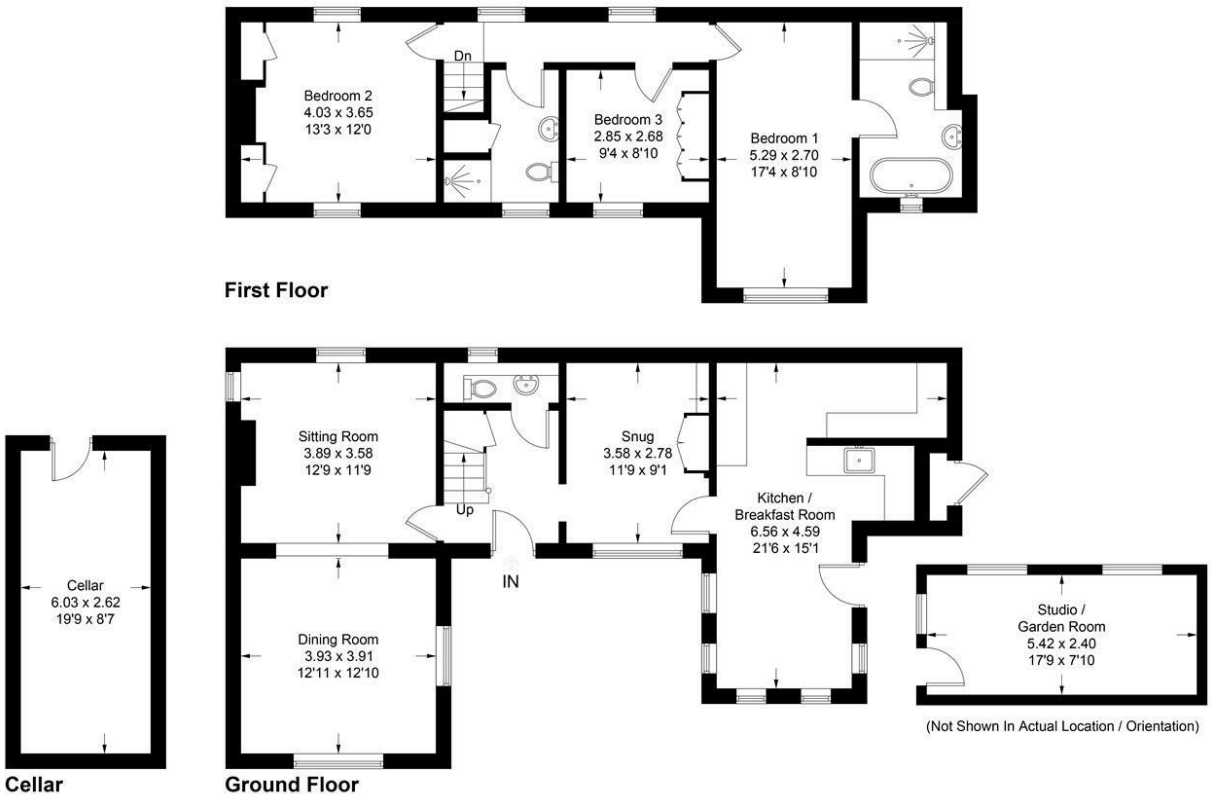




Floor Plan

Church Lane

Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft
Cellar = 15.8 sq m / 170 sq ft
Studio / Garden Room = 13.0 sq m / 140 sq ft
Total = 157.8 sq m / 1698 sq ft
(Excluding External Store)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1261945)

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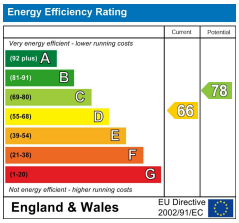

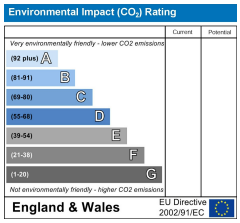

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