



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 £850,000

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)

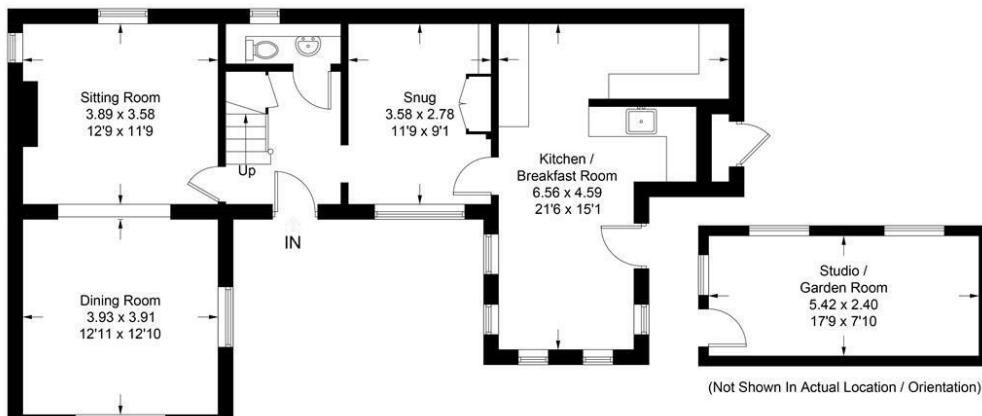
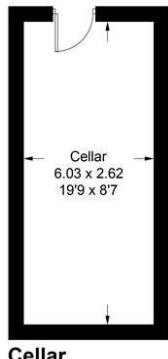
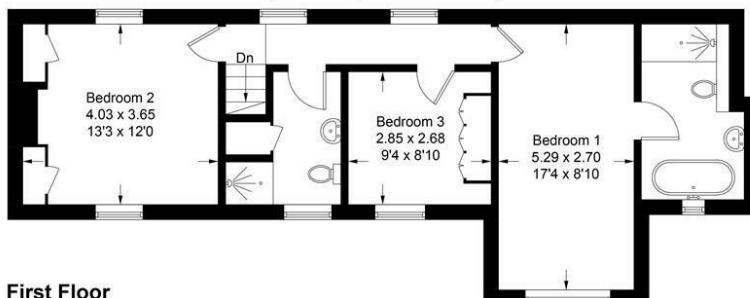




Floor Plan

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)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		66	78
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			