



£1,595 PCM
Cromwell Way
Hitchin, SG5 3RD

PROPERTY SUMMARY

A three-bedroom property beautifully presented throughout and features an entrance hall, a large open plan refitted kitchen with built-in appliances, a large central island, space for a family dining table, direct access to the rear garden. Upstairs there is a refitted family bathroom plus three bedrooms including a fabulous master bedroom with a dressing area and full en-suite bathroom.

Pirton is a peaceful village surrounded by beautiful countryside and conveniently located approximately 4 miles north of Hitchin. There are two public houses, a pre-school, junior school and village shop, church and village hall hosting regular social and sports activities. The village sits in an area of outstanding beauty, close to the Chiltern Hills, with many footpaths to walk and explore.

3



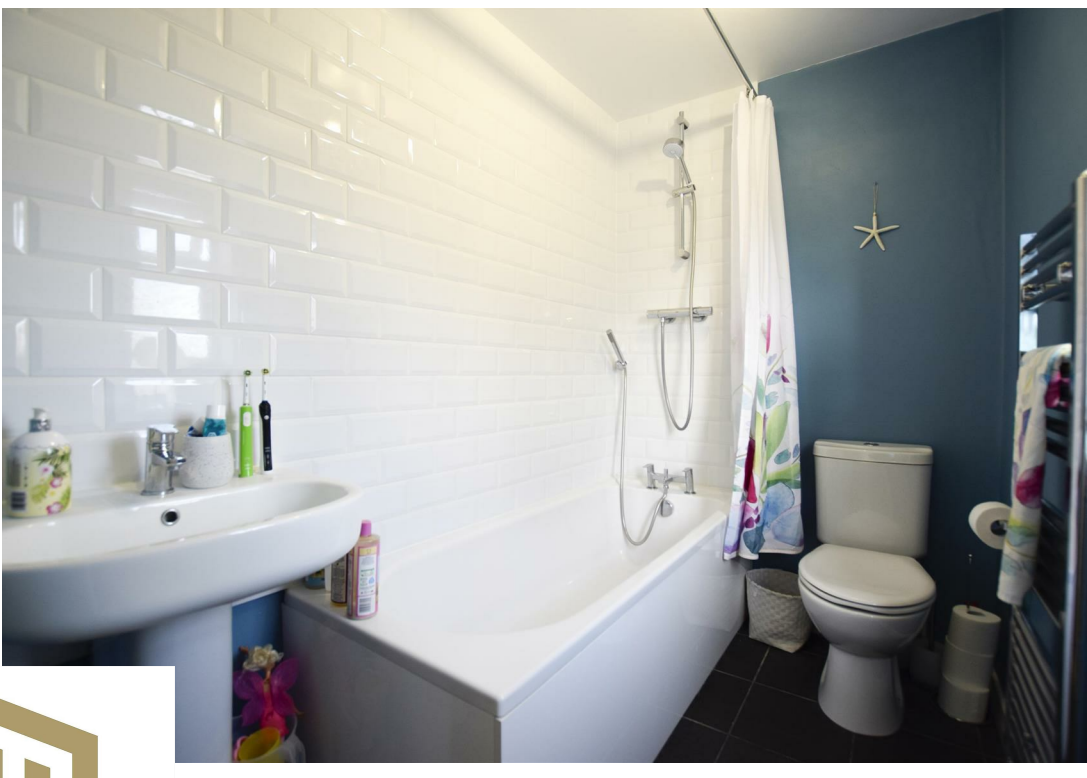
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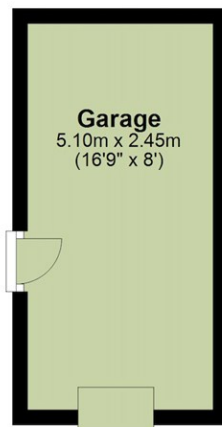
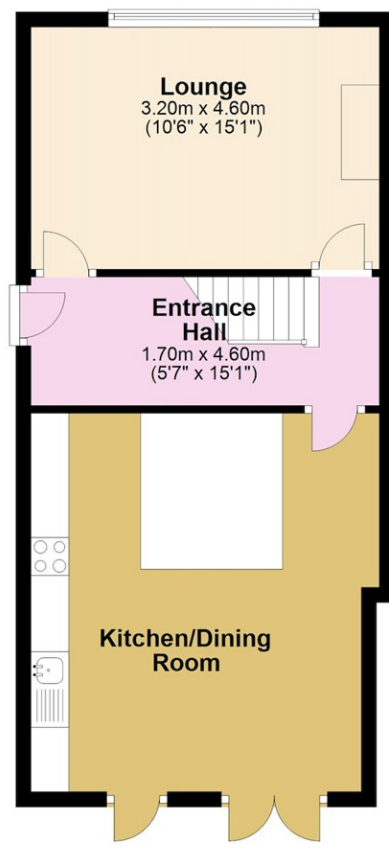




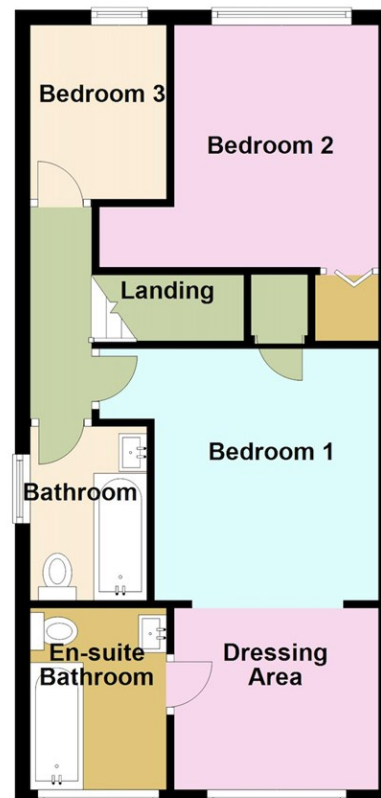




Ground Floor



First Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

LOCAL AUTHORITY

NHDC

TENURE

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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