



PUTTERILLS

est. 1992



£2,500 Per Month
Ninesprings Way

Hitchin, SG4 9NR

PROPERTY SUMMARY

Set within a highly regarded residential area, this spacious and versatile 3/4 bedroom semi-detached home, perfectly positioned to take advantage of everything Hitchin has to offer. This well-maintained property provides flexible accommodation, including a bright main living room with direct access to the private rear garden, a modern fitted kitchen with ample workspace and storage, and a

ground-floor room that can serve as a fourth bedroom, separate dining room, or ideal home office. Upstairs, you'll find three further good-sized bedrooms and a contemporary family bathroom.

The property benefits from off-street driveway parking for multiple vehicles. Outside, the enclosed rear garden offers a secure and private setting for relaxed entertaining,

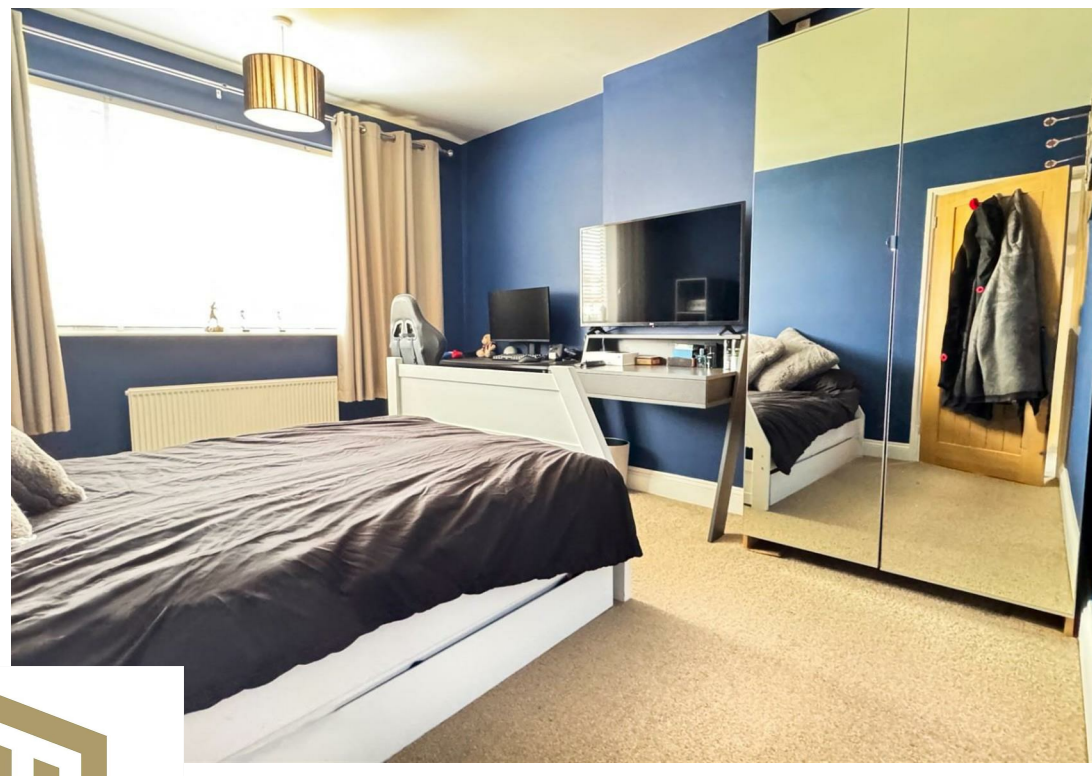
while the proximity to Ninesprings local nature reserve provides wonderful opportunities for walking and outdoor leisure. The location is particularly attractive for families, with highly regarded schools within walking distance and easy access to a range of local amenities. Hitchin's vibrant town centre, with its independent shops, cafes, and regular markets, is just a short distance away, as is the mainline

railway station offering fast and frequent services direct into central London. For commuters, road links via the A1(M) and wider Hertfordshire network are also readily accessible.

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LOCAL AUTHORITY

North Herts

TENURE**COUNCIL TAX BAND**

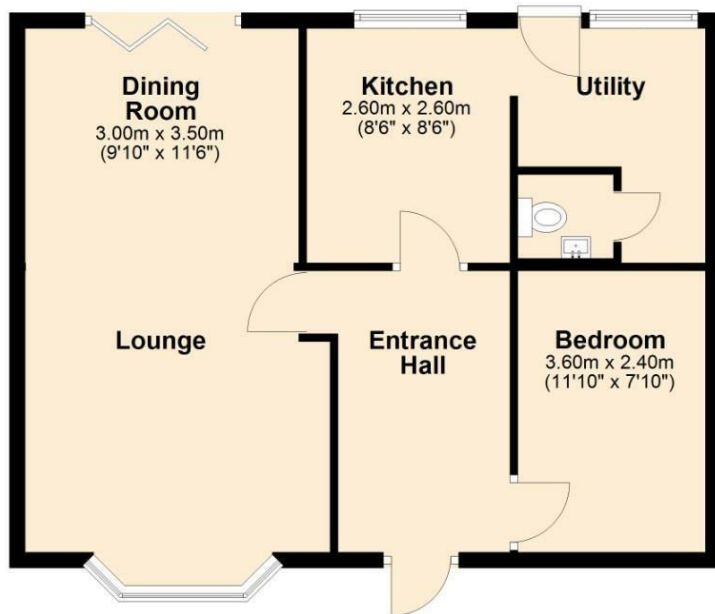
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VIEWINGS

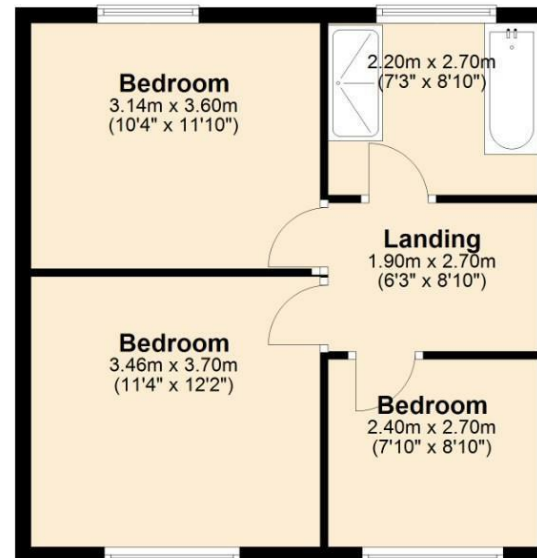
By prior appointment only

Ground Floor

Approx. 61.6 sq. metres (662.7 sq. feet)

**First Floor**

Approx. 43.2 sq. metres (465.4 sq. feet)



Total area: approx. 104.8 sq. metres (1128.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		81
(69-80)	C		
(55-68)	D	69	
(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

**OFFICE ADDRESS**

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