
 5 bedrooms

 3 bathrooms

 2 receptions

 EPC Band C

Freehold

Council Tax Band:  
G £3,837.75 (2025/26)

Local Authority:  
North Hertfordshire District Council





Fabulous 5-bed family home with over 2,800 sq. ft., immaculately maintained. Features 5 double bedrooms, 3 bathrooms, 3 reception rooms, double garage, & parking.

### Description

This impressive detached residence, thoughtfully enhanced by the current owners, offers over 2,800 sq. ft. of well-balanced living space. Situated on the desirable West side of Hitchin, Half Acre is a private cul-de-sac of prestigious homes, ideally located for excellent school catchments and within walking distance of the town centre and open countryside. The home features a welcoming entrance hall with a grand staircase, a separate cloakroom, and study. The breathtaking living room is a highlight, with an elegant fireplace and charming alcoves. The heart of the home is the open-plan kitchen/dining room, with double doors to the rear garden. A utility room offers additional convenience and access to the double garage. The versatile family room can be opened up or closed for intimacy. Upstairs, there are five generous bedrooms, including three with en-suites. The principal bedroom offers raised ceilings, a dressing area, and a luxurious en-suite. Externally, there is a driveway leading to a double garage with EV charging. The landscaped rear garden features an artificial lawn, patio paths, and a decked area. This is a fantastic family home, beautifully presented and ready to move into. Council Band G £3,837.75.

### Location

Half Acre is a prestigious development on Hitchin's west side, in the catchment area for acclaimed local schools. It's within walking distance to both town centre and countryside, offering convenience and tranquillity in perfect harmony.

#### Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.



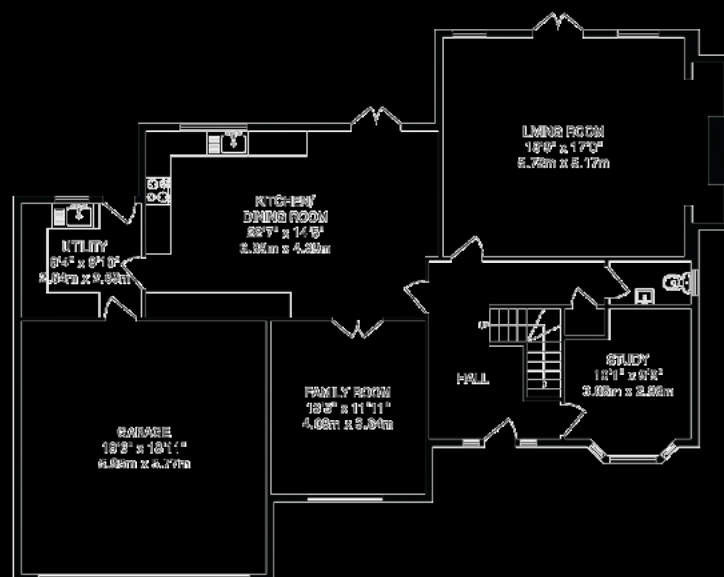




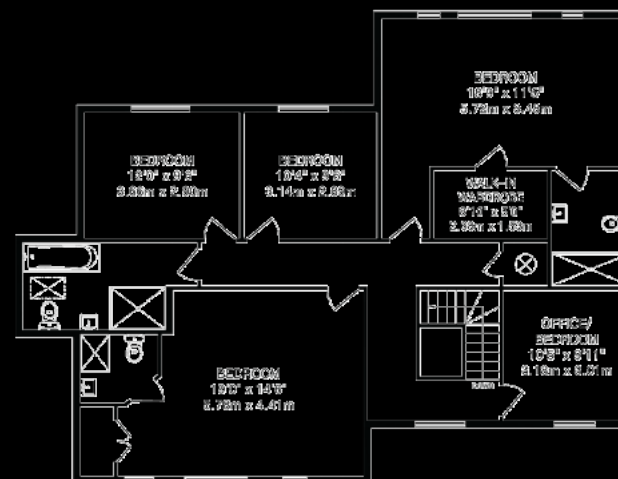








Ground Floor  
1802 sq.ft. (168.8 sq.m) approx.



First Floor  
1286 sq.ft. (117.8 sq.m) approx.

**TOTAL FLOOR AREA: 2988 sq.ft. (288.4 sq.m) approx.**  
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.